APPLICATION NO. : H16/1173/91

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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1173/91

Applicant: Southern House Improvements
18 Ferncroft Avenue
London
NW3 7PH

Agent: John D Lynch Ptshp
15 High Street
Spalding
Lincs

Description: Residential development
- sheltered housing scheme

(registered as H16/1147/89)

Location: 6, 7 and 8 High Street,
Spalding
Lincs

Type: FULL

Date received: 16-AUG-89

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF NON-DETERMINATION

South Holland District Council hereby give notice that no further action will be taken on this application.

Director of Planning and Building Control Services

31-OCT-94

BRIAN SMITH Dip TP MRTPI *Director of Planning & Building Control Services*

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

PLANNING APPLICATION

For office use only

Application No. H16/1147/89

Date Registered 16 AUG 1989

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Southern House Improvements Ltd
18 Ferncroft Avenue
London NW3 7PH

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

John D Lynch Partnership
15 High Street
Spalding

Tel. No. (0775) 724187
(Personal contact name) Mr M Charlton

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

6, 7 and 8 High Street Spalding

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development (Sheltered Housing Scheme)

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £3116.00 If you consider no fee is payable include a written explanation instead.

Signed M. Lynch pp John D Lynch Partnership Date 18th. July .1989 Previous application No:

letter 27/7

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) → Now complete Parts 3, 4 and 5 and an Ownership Certificate

or This is an **outline** application →

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. (✓) →

A. Please state Reference Number of outline permission.	H16-0657-86
B. Please state which reserved matters are dealt with in this application.	1, 2, 3, 4, 5, 6, 7 & 8
Now complete Part 4 only	

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. →

A. Please state Reference Number of previous permission	
B. Please state Condition Number referred to	
Now complete an Ownership Certificate	

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. →

A. Please state Reference Number of previous permission	
B. Please state Condition Number referred to	
C. Please state variation required	
Now complete an Ownership Certificate	

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: 41 No apartments

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	- sq. metres
B. Please state size of any new structure:- (a) max. height:	see enclosed metres
(b) max. length:	drawings metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	External materials details to follow
D. Please state type and colour of roofing materials.	

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

Warehouse

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ☐

or

B. There will be a new or altered access to a public road ✓ → If so, name of road: High Street
Will there be —
Individual access(es) ☐
New estate road ✓

C. What provision will be made for garages or parking within the site?

Parking facilities - see site layout

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓
B. The proposal does involve the felling of one of more trees ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: Surface water sewer
B. For estate developments, please state how highway surface water will be disposed of: Surface water sewer
C. Please state whether a land drain will be affected
D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	YES	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	Owner

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (~~Applicant~~/Agent) Date 18th July 1989
pp John D Lynch Partnership

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (~~Applicant~~/Agent) Date 18th July 1989
pp John D Lynch Partnership

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

D C C H E C K S H E E T

APPLICATION NO : H16/1147/89

DATE RECEIVED : 16 / 8 / 89

APPLICANT : Southern House AGENT : John D Lynch Prtship

DESCRIPTION : Residential development - sheltered housing scheme

LOCATION : 6, 7 and 8 High Street, Spalding, Lincolnshire

Type : Full Grid Ref : 524970 322600 OS Sheet : 201

Terminal date : 11 / 10 / 89

CONSTRAINTS :
Listed building N
Conservation area Y

PUBLICITY: LBC .....
Setting of LB.....✓ adjoining on either side of High St. access.
ie Building affected:
Cons Area/CAC.....✓
Consultant Arch: Name: Mr Kerr.
Consult type: 8
Send other info:
Conserv Bodies: Local .....
All National.....
English Heritage:
LBC Grades I,II*.....
Planning Setting I,II*.....
Planning Cons Area major...✓.

Trunk road N
Other constraints N

POLICIES :
Inside IBD Y
Inside LP area Y

Consult policy section?

GENERAL : RESIDENTS: Addresses -

Additional publicity: General(71/73).....
Departure.....
Special consults: Env Health.....
Consultant..Name:
Consult type:
Send info:
Any other?.....

Permitted Development Signed.....

Further info directions:
Reg 4.... Art 7 (Out)... Details required -

DPO ..... COMMITTEE ..✓... CASE OFFICER: ...N.T.C.

DECISION (Subject to consultations): Signed:
Date:

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : H16/1147/89 BC ref : R

Type : ~~OUTLINE~~ FULL

First received : 19 JUL 1989

VALID : 16.8.89

VALIDATION

Submission incomplete: Forms ☐ Requested.....
Certificate ☐
Site plans ☐ INVALID REF:
Fees ☐
Section 26 ☐
Other ☐

Financial: CORRECT FEE £ 3268.00
Submitted fee £ 3116 Receipt no. 6426
Additional fee £ 152.00 Receipt no 6675
Refund needed £ Month.....

Non-fee earning - type ☐
previous app ☐ ref:
other ☐

INFORMATION

Site area H
Floorspace M
No of dwellings 41

Plotted 21-8-89

Location -

Index sheet no 201

Grid ref 524970.322600

Ward Q

Parish Spalding

Local Plan area Yes

IBD Inside/~~Outside~~

Constraints -

TR ☐
Rural(108) ☐
Bypass ☐
Level Cross ☐

CA Yes
LB ☐
TPO ☐

Other ☐

Applications -

Last application
659/86

Other applications on site
647/85

Other relevant apps

Data inpu

APPLICATION REFERENCE: H16/1147/89 DATE RECEIVED: 16 August 1989

APPLICANT: *Southern House Improvements Ltd*
18 Ferncroft Avenue
London

AGENT: *John D Lynch Partnership*
Mercia Lodge
Pinchbeck Road
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Residential development - sheltered housing scheme

LOCATION: 6, 7 and 8 High Street, Spalding, Lincolnshire

County Highways: Request conditions and points out access road will not be adopted.

Consultant Architect: A very important site in prime position on side of River Welland. Existing buildings of no architectural value and it is, therefore, welcome to see that this site is to be developed.

The rear part of the development will be largely concealed behind other buildings, though some glimpses will be possible from Church Street. Elevation quite attractive, but not sure about use of render and the internal elevations are rather monotonous.

The front building shows a traditional form of building in a modern classical style. The form and height of the proportions would appear to be suitable, and the use of arches over the access helps to retain the street frontage. If at all possible, however, I feel the openings should be lowered as I feel they are too tall and out of scale. Suggest chimney stacks and a small break forward in line with the pediment. Bargeboards should be avoided and brick or stone corbelled verges used.

Environmental Health: Adjacent to Oldacres Mill and Courtyard Discotheque to south.

Whilst Oldacres Mill has been established for many years, there is no doubt their operations affect the amenity of adjoining residential properties, although the Department has not received complaints over the past few years.

I am in somewhat of a dilemma since if there is any development on this site it is reasonable to expect complaints to be received.

In the circumstances I cannot, therefore, support this application.

Publi bservations: W J Oldacre Limited - summarised:
Our feed mill is adjoining the site to the north and is inevitably noisy, especially as continuous 24 hour a day operation. We take all practical steps to limit quantity of dust and silence machinery, but it does leave a problem. There is also significant on-site traffic.

Prudential Commercial - summarised:
We act for owner of the Courtyard Hotel and it would appear the access road will lie on our client's land.

Advise that our clients has right of access for loading, turning and parking in Bath Lane, and this may interfere with these rights.

3 Church Street, Spalding - summarised:
Generally happy that site should be developed for sheltered homes, but would like Bath Lane kept as access and nothing to be demolished until immediately before building starts on site.

The boundary wall between our garden and the site should be retained at its existing height, and properly capped.

PLANNING POLICIES/DOE ADVICE
Boundary of the site within Spalding Conservation Area; duty on Local Planning Authority to consider the desirability of protecting or enhancing the character of the area.
Site adjoins to Grade II Listed Buildings; duty on the Local Planning Authority to take account of the effect on the setting of the buildings.

PREVIOUS DECISIONS
H16/0659/86 - High density residential development and sheltered housing - Approved.

PLANNING ISSUES
1 The principle of residential use on this site having been granted by the earlier outline planning permission, in my view the determining issues are:
   (a) The appearance of this large building, and particular the effect on the Conservation Area and the adjoining Listed Buildings.
   (b) Traffic and parking issues.
2 The applicants have taken account of the Consultant Architect's original reservations about the frontage block, and have redesigned and improved this. In principle I am satisfied that the proposal will considerably enhance this part of the Conservation Area and the Setting of the adjoining Listed Buildings, although I consider that further drawings, showing precise detailing of elements of the facade are needed, before development actually proceeds.
3 The rear block will hardly be seen from the Conservation Area itself, but will be fairly substantial. Again the applicants have amended their initial plans in order to make the large facade more interesting.
4 The proposal provides for the closing up of Bath Lane, which currently has a extremely hazardous junction with High Street and the provision of an alternative access underneath the main block. Whilst provision needs to be made for an access to 1 Bath Lane (a Grade II Listed Building), the revised access provisions represent a great improvement in traffic terms.
5 The applicants have increased the car parking provision, so that now 22 car parking spaces are provided for 41 flats. This is in excess of County Highways standards for sheltered housing, and they are consequently satisfied with the development provided that it is limited to sheltered housing. They will not, however, adopt the access road.

CONCLUSIONS

1 Provided that a suitable agreement can be entered into to ensure that the proposal remains sheltered housing, (ie, an age limitation and a requirement that there shall be a development manager), it is my view that, subject to conditions, this proposal is satisfactory and when developed will generally enhance the environment on the area, and the riverside frontage in particular.

PLANNING OFFICER'S RECOMMENDATION -

A That subject to the applicants entering into a suitable Section 106 Agreement:

1 To limit the age of the occupants of the flats, so that at least one occupant/flat is above statutory retirement age of 65 for men and 60 for women.

2 To ensure that one of the units of occupation will be occupied by a development manager.

B That the Planning Officer be authorised to grant planning permission subject to appropriate conditions:

1 To ensure adequate detailing of the front elevations.

2 To ensure the closure of Bath Lane and the provision of a suitable access for the development and 1 Bath Lane.

3 Samples of materials to be used.

FILE SHEET

1147 NRM	Last Committee before terminal date: 11 10 89 COM	Case Officer NRM

APPLICATION NO : H16/1147/89

RECEIVED : 16 8 89 TERMINAL DATE : 11 10 89

APPLICANT : Southern House

AGENTS : FIRST NATIONAL COMMERCIAL BANK Plc

DESCRIPTION : Residential development - sheltered housing scheme

LOCATION : 6, 7 and 8 High Street, Spalding, Lincolnshire

TYPE : Full

Inside IBD : Y
Inside LP area : Y
Grid ref : 524970 322600

No of dwellings 41
Site area 0.00
Floorspace 0

Last application : H16/0659/86 B Reg :

Ack : 31 August 1989

LIST OF BACKGROUND PAPERS (If reported to committee)

EXEMPT *

CONSULTATIONS	Sent	Expiry	Received	OBJ
Irish Council	—	—		
Ward Member	1/9	8/9		
County Highways	7/9	14/9	19/9 observations. JC	
			(Revised Plan (x2)) See H/A/s dated 14/9/89	
Dept. of Transport				
Ministry of Agriculture				
Consultant Architect - Ker	1/9	15/9	Remarks 13/9	
Environmental Health	19/10	2/11		
English Heritage	1/9	29/9		
Publicity:				
Residents:			letter 26/9.	
Advertisement	5/9	26/9	objection 9/10	

RECONSULTATIONS	Sent	Exp.	Rec'd	OBJ

Planning Office

Any notes from officer's site inspection

Applicant:

MEMORANDUM

SOUTH HOLLAND DISTRICT COUNCIL

FROM: Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: JMB/MJP/PL.492

YOUR REF: ST/H16/1147/89

DATE: 16th April, 1992

SUBJECT: 6, 7 AND 8 HIGH STREET, SPALDING - SHELTERED HOUSING SCHEME PLANNING OBLIGATION

Following a recent perusal of my file I note that I have omitted to respond to your memorandum of 6th March, 1992 relating to the above. You will however be aware that the applicants, Southern House Improvements Limited, went into liquidation early in 1991 and following issue of the draft Agreement to the applicants' agents, I received notification from the first mortgagees of the property, First National Commercial Bank plc, that they wished to pursue completion of the Agreement. It has subsequently been necessary to obtain solicitor's advice that there is no problem with the first mortgagees pursuing the Agreement, and it has also proved somewhat troublesome to ensure that the Council has details of any further mortgagees and other persons having a relevant interest in the land. The first mortgagees have now been requested to take certain steps to ensure that all the necessary information is available to the Council, and my last letter to the mortgagees was dated 26th March, 1992.

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
21 APR 1992

Attention of	File Nos.
DPO NRM DOPO BS JC ACP	
Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date

[illegible]

[illegible] N Miller

[illegible] 47/89

[illegible]

[illegible] Feb [illegible]

Dear Mrs.

6, 7 AND 9 HIGH STREET, SPALDING.

[illegible]

[illegible]

[illegible]

be a need for some widening of the arch to cater for the increased traffic from this scheme, I do not think that an archway 7.5 metres wide is acceptable since visually it wholly destroys the proportions of the building. If footpaths are considered to be necessary, I think you should consider separate pedestrian archways.

I have mentioned above that the sheltered housing scheme with frontage block and arch has been accepted by the Planning Committee. Whilst this is correct, no formal planning permission has been issued, since the Council is still awaiting the completion of the agreement relating to occupancy etc. You might consider whether, if you are proposing to apply for planning permission to which County Highways object, you would wish to complete the outstanding agreements in order that the planning permission can actually be issued before the submission of the new scheme.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

First National Commercial Bank Plc
First National House, College Road, Harrow, Middlesex, HA1 1FB Telephone: 081-86
Fax: 081-861 4540 DX: 4250 Harrow 2

The Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

10th March 1992,

Our Ref: AJT/LL

For the attn. of Mr. Midlen

Dear Sir,

re: Site at 6, 7 & 8 High Street, Spalding

I write further to our telephone conversation this morning.

I confirm that myself and my colleague, David Poulter will attend your offices at 11.00 a.m. on the 19th March 1992.

We will bring with us a set of drawings for a proposed alternative development of the above site and look forward to discussing this with you.

Yours faithfully,

A.J. Turzynski
Advances Manager

Southern House

S.H.D.C. PLANNING DEPT.
RECEIVED
11 MAR 1992

DPC
DOPO
JC AGP
Action by .....
Discuss with .....
Copy to .....

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Director of Planning and Building Control Services

To: Director of Administration

Our Ref: ST/H16/1147/89

Your Ref: JMB/MJP/PL

Date: 6th March 1992

PLANNING OBLIGATION - SOUTHERN HOUSE
APPLICATION: RESIDENTIAL DEVELOPMENT - SHELTERED HOUSING SCHEME
LOCATION: 6, 7 AND 8 HIGH STREE, SPALDING

According to my file the Planning Obligation which is necessary before the above planning permission may be granted has not yet been completed.

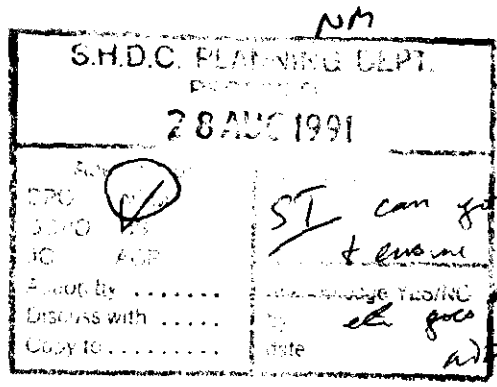
To enable me to update my records would you please let me know what progress is being made with regards to this agreement.

N R MIDLEN
Principal Planning Officer (DC)

FIRST NATIONAL

First National Commercial Bank Plc
First National House, College Road, Harrow, Middlesex, HA1 1FB Telephone: 081-861 3717
Fax: 081-861 4540 DX: 4250 Harrow 2

Mr. Midlen.
Planning Department.
South Holland District Council.
Council Offices,
Priory Road,
Spalding,
Lincolnshire.



Our Ref: AJT/HBS.

23rd August 1991.

Dear Mr. Midlen,

Re: 6, 7 & 8 High Street, Spalding.

I write further to our recent meeting at your offices and I should like to thank you for seeing myself and David Poulter.

We found the meeting most useful and in due course will be in contact with you again in order to progress our application.

In the meantime, as promised I confirm that John. D. Lynch are no longer acting with regarding to the above site and I should be grateful if you would arrange for any relevent correspondence to be sent to the above office.

Finally, I have today written to my Legal Department and asked them to arrange for the Section 106 Agreement to be dealt with.

Yours sincerely,

Andrew Turzynski.
Advances Manager.

FIRST NATIONAL

First National Commercial Bank Plc
First National House, College Road, Harrow, Middlesex, HA1 1FB Telephone: 081-861 3717
Fax: 081-861 4540 DX: 4250 Harrow 2

Mr. Midlen,
Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire.

23rd July 1991,

Our Ref: AJT/LL

Dear Mr. Midlen,

re: 6, 7 & 8 High Street, Spalding

I write further to our telephone conversation this morning.

I confirm that both my colleague Mr. D. Poulter and myself will attend your offices at 10.30 a.m. on the 22nd August 1991 in order to discuss the above development.

I look forward to meeting with you.

Yours sincerely,

A.J. Turzynski
Advances Manager

NM

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JUL 1991

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: District Planning Officer

REF: H08/0063/91
H16/1147/89
H16/0460/89

TO: District Secretary

REF: JMB/MJP/PL

DATE: 10 May 1991

SUBJECT: SECTION 106 AGREEMENTS
PLANNING COMMITTEE - 27 MARCH 1991

Please find enclosed information as requested in your earlier memo dated 7 May 91:

a. H16/0460/89 - McCarthy & Stone Ltd

(i) Four plans showing the land to the subject of the Agreement edged in red.

(ii) A copy of the planning application form relating to the development.

(iii) Confirmation that the applicant is prepared to enter into an Agreement.

b. H08/0063/91 - M.J.C. Hill

(i) Four plans showing the land the subject of the development edged in red, and the site of Cressy Hall edged in blue.

(ii) A copy of the planning application form relating to the development.

(iii) Confirmation that the applicant is prepared to enter into an Agreement will be forwarded when received.

c. H16/1147/89 - Southern House Improvements Ltd

(i) Four plans showing the land to be the subject of the Agreement edged in red.

(ii) A copy of the planning application form relating to the development.

(iii) Confirmation that the applicant is prepared to enter into an Agreement will be forwarded when received, if it has not gone direct to you already.

B. Smith

B SMITH MRTPI

MEMORANDUM

SOUTH HOLLAND DISTRICT COUNCIL

FROM: District Secretary **TO:** District Planning Officer

OUR REF: JMB/MJP/PL **YOUR REF:**

DATE: 7th May, 1991

SUBJECT: SECTION 106 AGREEMENTS
PLANNING COMMITTEE - 27TH MARCH, 1991

I do not yet appear to have received the necessary information to enable me to prepare the Section 106 Agreements authorised by the Planning Committee at their meeting held on 27th March, 1991, and I should therefore be grateful if you would arrange for the following information to be forwarded as soon as possible:-

(a) Application reference H16/0460/89
McCarthy & Stone Limited

(i) Four plans showing the land to be the subject of the Agreement edged red.

(ii) A copy of the planning application form relating to the development.

(iii) Confirmation that the applicant is prepared to enter into an Agreement.

(b) Application reference H08/0063/91
M J C Hill

(i) Four plans showing the land the subject of the development edged red, and the site of Cressy Hall edged blue.

(ii) A copy of the planning application form relating to the development.

(iii) Confirmation that the applicant is prepared to enter into an Agreement.

(c) Application reference H16/1147/89
Southern House Improvements Limited

(i) Four plans showing the land to be the subject of the Agreement edged red.

(ii) A copy of the planning application form relating to the development.

(iii) Confirmation that the applicant is prepared to enter into an Agreement.

District Secretary

S.H.D.C. PLANNING DEPT.
- 8 MAY 1991
Acknowledge YES/NO
by
date

HIE/1147/89
NRM/JJ

John D Lynch Partnership,
Mercia Lodge,
Pinchbeck Road,
Spalding,
Lincs.
PE11 1QF.

5th April 1991

Dear Sir,

PROPOSED SHELTERED HOUSING SCHEME 6, 7 AND 8 HIGH STREET, SPALDING FOR SOUTHERN HOUSE IMPROVEMENTS LTD.

At their meeting on the 27th March, the Planning Committee authorised me to issue a planning permission (subject to appropriate conditions), once your clients had entered into a suitable legal agreement a) to limit the age of the occupants of the flats so that at least one is above the statutory retirement age of 65 for men and 60 for women b) to ensure that one of the units will be occupied by a development manager.

The aim of this agreement is to ensure that the development will remain as sheltered housing in the future, and not be open to unrestricted occupation, which would result in the car parking proposals being inadequate.

Assuming that your clients are agreeable to such an agreement, perhaps you would contact the Secretary's Department direct to discuss the terms.

Yours faithfully

B Smith MRTPI
District Planning Officer

2. ESTATE DEVELOPMENT (Continued)

Plan No. and Applicant		Proposal
H11/1389/90 Potton Investments	O.A.	Residential development comprising 10 two storey dwellings including details of access, external appearance and landscaping, land adjoining the Plough Inn, Roman Bank, Long Sutton.

RECOMMENDATION: Planning permission be refused in accordance with the Planning Officer's recommendation.

H16/0024/91 Guttridge Services Ltd	O.A.	Sheltered housing, retirement bungalows and dwelling, convert/extend offices to form nursing home 23 Hawthorn Bank, Spalding.

RECOMMENDATION: Planning permission be granted in accordance with the Planning Officer's recommendation, subject to an additional condition requiring the provision of adequate car parking to serve the sheltered housing development.

H16/1147/89 Southern House Improvements Ltd	Residential development (sheltered housing scheme), 6, 7 and 8 High Street, Spalding.

RECOMMENDATION: The Planning Officer be authorised to grant planning permission in accordance with his recommendations, subject to a note being added to the formal decision notice drawing attention to the desirability of providing double glazing to the windows facing the existing industrial premises.

(Councillor R C P Cowan entered the meeting during consideration of this item but before any voting had taken place thereon.)

3. INDUSTRIAL DEVELOPMENT

RESOLVED: The recommendations indicated below be reported to the Planning Committee at their next meeting:-

Plan No. and Applicant	Proposal
H08/0063/91 M J C Hill	Change of use of outbuildings to garden furniture business (B1 business use) Cressy Hall, Gosberton.

RECOMMENDATION: The Planning Officer be authorised to grant planning permission in accordance with his recommendations.

H08/0664/90 Gosberton Farm Produce	Proposed new buldings of existing and extension to existing concrete hardstanding, Gosberton Farm Produce, Quadring Road, Gosberton.

RECOMMENDATION: Consideration of this item be deferred pending a site inspection.

H16/1394/90 George Adams & Sons Ltd	Chillers and holding area, amenities extension, garage workshop extension and two storey office extension, meat plant/processing factory, Fulney Lane, Spalding.

RECOMMENDATION: Planning permission be granted.

H08/1194/90 A & W Elsey Ltd	Use of site to form access/exit for bus turning and small parking area, High Street, Gosberton.

RECOMMENDATION: Planning permission be granted in accordance with the Planning Officer's recommendations.

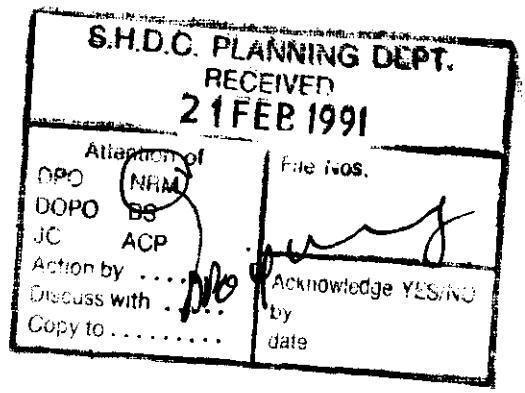
NOTES

RESIDENT CONSULTATIONS NEEDED : YES/NO

ADDRESSES :

SITE VISIT	BY	DATE
Northern 3 storey block overlooks ~~~ adj Hill but conts. also effect Dwelling in Kolkund Road. Southern block further from boundary, but Could dwelling at Wisteria Lodge? Any reduction of parking provision? Frontage block of 'gigantic' scale - extension could be reduced? Check effect from Church St.		5/9.
RECOMMENDATION	BY	DATE

JOHN
part
CHART
ARCHIT



Our Ref: GAR/PJC/1006

19th February, 1991

South Holland District Council,
Planning Department,
Council Offices,
Chatterton Tower,
Winfrey Avenue,
Spalding PE11 1DB.

For the attention of Mr. N. Midlen

Dear Sirs,

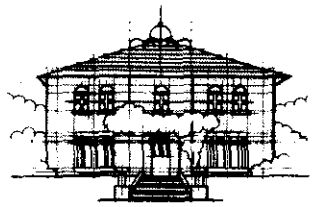
Re: Development at 6, 7 and 8 High Street, Spalding

Our Client for the above is anxious to learn the projects exact status as far as the current planning application ref. H16/1147/89 is concerned. I attempted to contact you on Tuesday 19th February but one of your assistants, in your absence, could only tell me that the application was due to go before the Planning Committee on the 23rd January.

It worries me that our file does not appear to have a letter from you requesting an extension of time for the project, so I would therefore be pleased if you could indicate when we will receive determination, or alternatively if there is some other technical problem which is causing the hold up.

Yours faithfully,
pp John D Lynch Partnership

G A Robbs



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QE.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Partner.

LI OLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FO. CC

To: South Holland District Council Application Reference H16/11471

(11)
(12)

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical	
	2	4	9	2	2

2. Address or location

6, 7 & 8 High St Spalding.

3. Name, classification and number of road

III

4. Date application referred 7/9/89.

5. State whether outline, detailed application etc.

Full.

6. Description of proposed development/change of use including access details

Sheltered Housing.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of~~ permission.

b. (b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse~~ the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 11/1/91 Signed: [signature]
Director of Highways and Planning

)NDITIONS:–

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

B22

F4 - - - - amended plan (rec'd. 19/12/90)

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

(2) F4.

Note to Planner

Bearing in mind the level of parking you should ensure that the development is for elderly persons only!

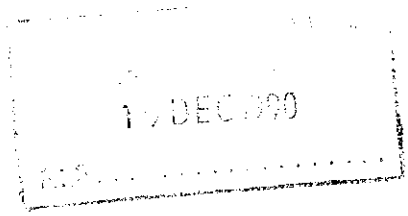
Also please note that the road provided as it runs under a building will not be considered for adoption as a future public highway.

Note:– use continuation sheet(s) as necessary.

JOHN LYNCH
partnership
CHARTERED
ARCHITECTS

GAR/EE/1006 17th December 1990

South Holland District Council
Planning Department
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
PE11 1DB



Dear Sirs

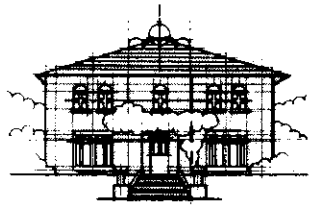
Residential Development at 6, 7 & 8 High Street, Spalding
Your Ref: NRM/JJ H16/1147/89

Thank you for the faxed copy of your letter dated the 25th September 1990. Our file does not show that we have received a copy of this letter, and therefore I hope that the lack of a response has not prejudiced the ongoing processing of the application.

I am not quite sure what is meant by your fourth paragraph, but in referring to the County Highways Departments "A Guide to Parking Provision" there is an indication that for sheltered housing the ratio of parking should be 1 space per four dwellings for residents and visitors, plus a space per two non-resident members of staff normally present.

In the light of the application, this would indicate ten spaces for residents and visitors, plus possibly two further spaces for staff. In fact, 18 spaces are shown which gives a surplus of 6 spaces. However, should the second criteria be implemented, then 22 spaces (20 + 2) may be required. We would see no objection to increasing parking facilities on site by a further four places, which could be accommodated on the left of the access road as one enters the site from High Street. Making such provision presumably would obviate the need for our client making necessary limitations on the duties of the warden and/or the occupants of the flats.

.../2..



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Partner.

South Holland District Council 17th December 1990

Accordingly, I enclose four copies of my revised drawing 1006/AB8C, showing the proposed increase in parking provision.

Yours faithfully
pp John D Lynch Partnership

G A Robbs

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER DATE: 12.11.90

OUR REF: JC/SS.

TO: DISTRICT PLANNING OFFICER YOUR REF:

Planning Application H16/1147/89
Residential Development, High Street, Spalding

I write with reference to the above and would wish to comment as follows:-

The site is adjacent to Old Acres Mill to the north and the Courtyard Discotheque to the south with the rear access of the Courtyard being part of development site.

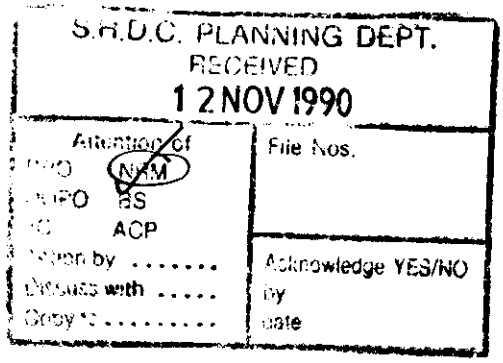
Whilst I must accept that Oldacres Mill has been established on their site for many years there is no doubt that their current operations do at times affect the amenity of adjoining residential properties in respect of noise and odours, albeit it is true to say that the Department has not received any complaints over the past few years.

I am in somewhat of a dilemma knowing that if permission was granted for any development on this site then it is reasonable to expect complaints to be received.

In the circumstances I cannot therefore support this application but would suggest that perhaps you may feel it appropriate for the issue of future development in this area to be considered at a joint meeting.

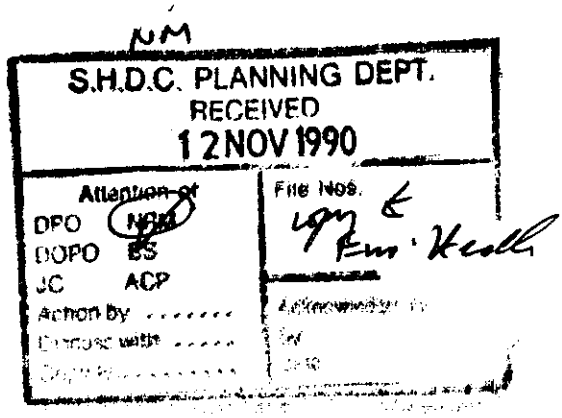
Chapman
Chief Environmental Health Officer

N.M.



JOHN LYNCH
partnership
CHARTERED
ARCHITECTS

GAR/EE/1006 7th November 1990
Your Ref: NRM/JJ/H16/1147/89



South Holland District Council
Planning Department
Chatterton Tower
Winfrey Avenue
Spalding
PE11 1DB

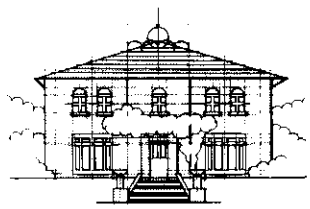
Dear Sirs

Proposed Residential Development/Sheltered Housing
High Street, Spalding for Southern House Developments

Thank you for your letter of the 31st October 1990. I met Mr Chapman on site on Tuesday 6th November and discussed the problems, mainly noise and smells, which could have an impact on our proposals.

As far as noise is concerned, it would appear we are faced by two sources - i) vehicle movement immediately behind the north boundary of our site at, very often, unsocial hours of the night, and ii) plant noises which are evident for 24 hours a day and are of a quite high frequency. In the design of this scheme, we have hopefully taken both of these factors into account in planning the block adjacent to the Mill, such that the majority of living accommodation and bedrooms face into the courtyard and away from the noise source. We have further anticipated these problems in assuming that all windows will be double glazed and sealed to maximize on the noise insulation of the building structure.

In considering the smells that emanate from the Mill, it is difficult to imagine what practical steps can be taken to lessen the impact upon residents. The Mill always has produced these smells and I believe that residents in the neighbourhood do tend to grow to tolerate them. It must be said that whatever use the old Johnson's yard were put to, then the smells would always be there, unless the Mill should happen to find other premises.



.../2..

MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QE
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Partner.

South Holland District Council 7th November 1990

Mr Chapman did mention the noise and access issue relating to The Courtyard public house. It seems the owners of this establishment do have a right of access onto Johnson's yard/Bath Lane for servicing and for access to their store sheds. Our scheme has allowed for this access. The fact that the landlord now runs discotheques until fairly late hours is not an issue that our proposals can address. It would seem to me that this is a problem for Mr Chapman's Department to re-assess, assuming that the owners of The Courtyard have got a music licence and other permits to operate the discotheque of course?

Should you or Mr Chapman wish to discuss this matter further, please contact the writer.

Yours faithfully
pp John D Lynch Partnership

G A Robbs

NRM/JJ
H16/1147/89

LNA/JEB/1006

John Lynch Partnership,
Mercia Lodge,
Pinchbeck Road,
Spalding,
Lincs.

31st October 1990

Dear Sir,

RESIDENTIAL DEVELOPMENT/SHELTERED HOUSING, HIGH STREET, SPALDING FOR SOUTHERN HOUSE.

Further to my letter of the 25th September 1990, I have heard from the Environmental Health Department that they have concern at the proximity of additional residential units to the existing mill on High Street. Can I suggest, therefore, that you contact Mr Chapman in the Environmental Health Department to discuss his concerns further.

Yours faithfully

B Smith MRTPI
District Planning Officer

NRM/JI
H10/1147/89

John Lynch Partnership,
Mercia Lodge,
Pinchbeck Road,
Spalding. Lincs. 25th September 1990

Dear Sir,

RESIDENTIAL DEVELOPMENT "SHELTERED HOUSING" SCHEME 6, 7 AND 8 HIGH STREET, SPALDING, SOUTHERN HOUSE.

I am afraid that the problem has now occured with regard to the parking provision for the above development, as the County Highways Department are unhappy about the 1:4 parking ratio used here. This is the ratio drawn up by the Lincolnshire County Council in their publication "A Guide to Parking Provision", and is substantially less than that required for old persons dwellings, which require a ratio of 1 space per 2 dwellings.

At the time that these guidelines were drawn up, the term "sheltered housing" was considered to mean Council owned warden aided accomodation for those elderly persons so frail that they needed someone in regular attendance to check that they were alright. Such people were considered to be likely to have a much lower provision of car ownership than the average old age pensioner.

Since the adoption of these guidelines, no applications for old peoples homes with a parking ratio of 1:2 cars have been received, every proposal for old people has been described as "sheltered housing". The County Council are now concerned that in some cases the description of "sheltered housing" is inappropriate, and is justified merely on the presence of a member of staff who is more of a janitor or "concierge" than a warden.

On this particular site with the very difficult traffic situation on High Street, they are particularly concerned that if permission is given with the current low ratio of car parking provision, it will be adequate for the actual use of the flats, and that the occupants will be genuinely in need of "warden aided accomodation" and thus likely to have a low instances of car ownership.

Before making a formal recommendation on this application, the County would therefore like to have your reaction to the foregoing comments, and details of any limitations your clients would propose imposing on the occupants of the flats, and information about the duties of the warden.

As far as the design of the windows of the front block, which was raised a little time ago by my Principal Planning Officer Mr Mullen, I note that you would like to which ever design is preferred. I think this is a matter which, if necessary could be controlled by means of a condition on any planning permission issued.

Yours faithfully

A Smith MRTPI District Planning Officer

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To N Mioles - SHDC

Planning Reference 1416/1147/89

The following are my observations upon the enquiry under the reference quoted above: —

6, 7 & 8 High St Spalding

I am still concerned about the visibility at the junction of this estate with High St However I understand that due to past permissions it may be difficult to refuse on these grounds.

With regard to the car parking I am worried that there is insufficient provided. The parking standards require 1 per 4 for Sheltered Housing but I consider Sheltered Housing to be council type warded "aided" accommodation.

Where the units are for old peoples housing or retired peoples dwellings the standards for Aged Persons Dwellings which is 1 per 2

I shall be pleased if you will put these points to the applicant.

Date 25/9/90

Signed ..... Director of Highways and Planning

M. J E. Kerr BA., BSc., RIBA
Architect

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 0BB

Tel: Sleaford (0529) 240713

Fax No 0529, 240415

YOUR Ref NRM/JJ/H16/1147/89
OUR Ref SHDC 13/89/

July 5th 1990

B. Smith MRTPI
District Planning Officer,
Chatterton Tower,
Winfrey Avenue,
SPALDING,
Lincolnshire

Dear Mr Smith,

PROPOSED DEVELOPMENT 6,7 AND 8 HIGH STREET, SPALDING, LINCS

The drawings of the adjacent buildings would not appear to be accurate in that the corner of Bath Lane, according to the agent of that application, and my own observation, is considerably taller than shown. I enclose a photocopy extracted from that application. This new development will clearly be an imposing building, but there are other buildings of a 3 storey scale along the riverside and I do not feel that it will be unduly dominant, particularly as it is to be set back.

The use of 2 by 2 light glazing bar sashes is not consistent with the classical style adopted here. They suffer from duality - Hugh Lander refers to them as having a 'gunsight effect'. The traditional approach where a narrower centre opening is required, is to have a narrower 3 by 2 light sash and this could be used here by having a very slightly wider opening than shown. In general however, the amended plans are preferable to the earlier submission and the internal elevations are more attractive than before.

The materials to be used for all details should be confirmed and on this site. I would recommend that a sample panel of birchwood should be constructed inside and approved.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

N.M.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 JUL 1990

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos

Acknowledge YES/NO
By

NRM/JJ
H16/1147/89

3rd September 1990

RESIDENTIAL DEVELOPMENT, 6, 7 AND 8 HIGH STREET, SPALDING.

Telephone call through Mr Abbot of John Lynch Partnership concerning Consultants Architects letter.

Advised of her criticism concerning the two by two light windows etc. Indicated I would like their response by the first week in September as I would like to get the application to the September 18th Committee.

NEM/JH
BIG/1147/85

Mrs M E Serr
The Manor House
Spanby
Sleaford
Lincs NG34 0EB 25th June 1986

Dear Madam

PROPOSED DEVELOPMENT at 7 AND 8 HIGH STREET, SPALDING, LINCS.

Further to our earlier comments, I now enclose a revised set of drawings submitted by the Architect for your views.

As you will note, they have remodelled the elevations of the frontage block to improve the proportions, although I find some awkwardness in the glazing bar pattern of the narrower windows. However, looking at the north west elevation in relation to its neighbours which are lightly sketched in, I am a bit concerned about the scale of the block proposed. I am not sure whether the drawings of the adjoining buildings are accurate, but if so I wonder whether the new block will be unduly dominant?

Alterations have also been carried out to the blocks to the rear, and the internal elevations have been totally radically altered.

Yours faithfully

E Smith MRTPI
District Planning Officer

Enc.

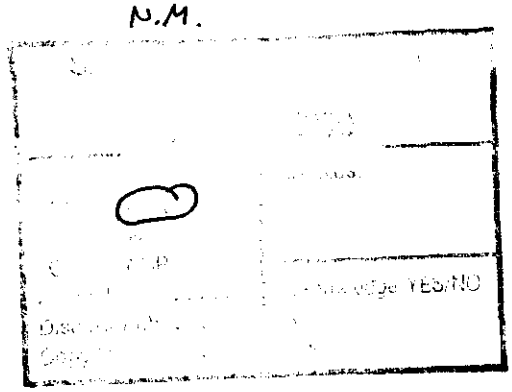
JOHN LYNCH
partnership
CHARTERED ARCHITECTS

LNA/JEB/1006
Your Ref: NRM/sjs H16/1147/89

18th June 1990

1 copy to Reception

N.M.



South Holland District Council
Planning Department
Chatterton Tower
Winfrey Avenue
Spalding
Lincolnshire

For the attention of Mr. N. Midlen

Dear Sirs,

Residential Development - 6, 7 & 8 High Street, Spalding, Lincolnshire.

Further to our meeting of 18th June, 1990, I enclose 2 copies of the following drawings for submission to your Consultant Architect.

Enclosed 1006/1B, 2B, 3B, 4B, 5B, 6A, 7B & 8B.

Yours faithfully,
p.p. John D. Lynch Partnership,

L.N. Abbatt.

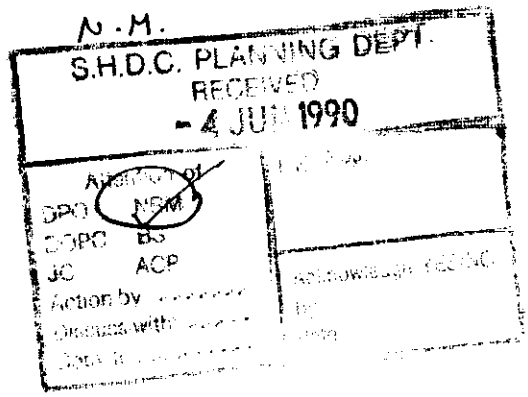


MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QE.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Partner.

JOHN D. LYNCH
partnership
CHARTERED
ARCHITECTS

LNA/JEB/1006
Our Ref: ST/H16/1147/89

4th June 1990



South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincolnshire
PE11 1DB

For the attention of B. Smith M.R.T.P.I.

Dear Sirs,

Applicant: Southern House: Application Number H16/1147/89.
Description: Residential Development - Sheltered Housing Scheme.
Location: 6, 7 & 8 High Street, Spalding, Lincolnshire.

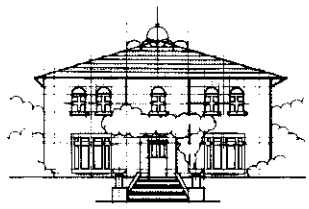
With reference to your letter of 23rd April 1990 and our reply dated 9th May 1990.

We are at present incorporating the points raised in your letter of 12th October 1989 and should be able to furnish you with the revised drawings within the next 2 weeks.

We will contact you again before depositing the plans formally to ensure that we have interpreted your comments in a manner which will not delay the determination of the application further.

Yours faithfully,
p.p. John D. Lynch Partnership,

L.N. Abbott



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QE
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner
Trevor A. Clay, RIBA Partner

JOHN [redacted] YNCH
partnership
CHARTERED
ARCHITECTS

JDL/JEB/1006
Your Ref: ST/H16/1147/89

9th May 1990

South Holland District Council
Planning Department
Chatterton Tower
Winfrey Avenue
Spalding
Lincolnshire
PE11 1DB

S.H.D.C PLANNING DEPT.
10 MAY 1990

For the attention of B. Smith MRTPI

Dear Sirs,

Applicant: Southern House Application Number H16/1147/89.
Description: Residential development - Sheltered Housing Scheme.
Location: 6, 7 & 8 High Street, Spalding, Lincolnshire.

We thank you for your letter dated 23rd April, 1990, received at our offices on the 26th.

A number of difficulties have arisen which have unavoidably delayed necessary instructions being received from our clients and for this we apologise for not being in a position to supply the necessary further information.

It appears that our clients difficulty is being resolved imminently and I would therefore respectfully request that the certificate of non-determination be delayed for two further weeks. It is hoped that we will be able to supply you with information before that expiry date.

Yours faithfully,
p.p. John D. Lynch Partnership,

John D. Lynch.

MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QE
TELEPHONE 0775 [illegible]2187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner
Trevor A. Clay, RIBA Partner

S:\pl\1147\89

John Lynch Design
1% High Street
Spalding
Lincs

21rd April 1990

Dear Sir,

APPLICANT: SOUTHERN HOUSE APPLICATION No: H16/1147/89
DESCRIPTION: RESIDENTIAL DEVELOPMENT - SHELTERED HOUSING SCHEME
LOCATION: 6,7 & 8 HIGH STREET, SPALDING, LINCS

It would appear that the last correspondence with regards to the above application was a letter from us, our reference NBM/sjs/H16/1147/89 dated 30th October 89 requesting you respond to various points raised.

As I have not received any further correspondence since then would you please indicate whether you wish to continue with this application or have this application withdrawn.

If I do not hear from you within 7 days from the date of this letter it will be assumed that you do not wish to continue with this application and a certificate of non-determination will be issued.

You are reminded that the issue of a certificate of non-determination is treated as a Refusal of Planning Permission.

Yours faithfully,

E SMITH MRTPI
DISTRICT PLANNING OFFICER

Welland and Deepings
Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861

John Honnor
General Manager

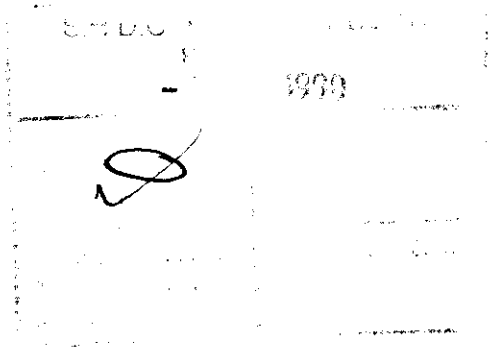
Our Ref. JH/SS
Your Ref.

This matter is
being handled by

Mr. John Honnor

2nd February, 1990

1147/89 N.M



B. Smith, Esq.,
District Planning Officer,
South Holland District Council,
Chatterton Tower,
Winfrey Avenue,
Spalding,
Lincs.

Dear Mr. Smith,

Industrial Sites at Wardentree Lane
Southern House Improvements Ltd.

I understand the developers of the above site have run into financial difficulties and are not able to pay the Board the agreed contribution of £50,030 + V.A.T. towards the new pumping station and drain works required for the Wardentree Lane Area. The necessary Board's consent to discharge additional surface water from the site has therefore not been issued and the site has no surface water outfall.

I would be grateful if you can make a note or caution of the above on the Part 3(B) of the Local Land Charges Register so that any prospective purchaser of the sites are made aware of the position.

Yours sincerely,

General Manager.

George R. Hastings
F. Brian Molson
B. Keith Tatnall
Avril J. Butters
Assistant Solicitors
James A. Sutton LL.B.
Michael Mitchell M.A. (Hons)
Kevin Pallister LL.B. (Hons)
Consultant
Ernest Waters

Calthrops

Solicitors and Commissioners for Oaths

(Regulated by the Law Society in the conduct of investment business)

11 Market Place
Spalding
Lincolnshire
PE11 1SP

Telephone:
Spalding (0775) 724381
Fax: (0775) 722286
DX: 26704 Spalding

Our ref: JR/RR/8941

Your ref: CB/DEVT/2.

When phoning or calling please ask for: Mr. J. Reed

16th January, 1990.

For the attention of Mr. C. Briggs, please.

Dear Sirs,

re: Mr. Ellis William Cray - Plots 2, 12, 13, 14, 15 and 16 Marsh Farm, Wardentree Lane, Pinchbeck, Spalding, Lincs.

We thank you for your letter of 9th January, 1990.

We await hearing from you when the results of your Company Search are available, but we should inform you that Joint Administrative Receivers have been appointed in respect of Southern House Improvements Limited. We have spoken to one of the Joint Administrative Receivers, a Mr. I.R. Chisholm of Messrs. Peat Marwick McLintock, St. Nicholas House, 31 Park Row, Nottingham NG1 6GR. Mr. Chisholm's telephone number is 0602 483444 and he is dealing with this matter under his reference IRC/RJH/LJC/17.

We trust that you will come back to us as soon as you are able.

Yours faithfully,

The Director of Highways & Planning,
Lincolnshire County Council,
4th Floor,
City Hall,
Beaumont Fee,
Lincoln LN1 1DN.

1147/89

ALLOC	CIRC	INITIALS	DATE
DHP			
AD (H)			
AD (EP)	/		
AD (TS)			
CAO			

HIGHWAYS & PLANNING
18 JAN 1990

			18.1

FILE REPLY

Your Ref: NRM/sjs H16/1147/89
My Ref: GB/PLAN/11

6 November 1989

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng MICE

4th Floor
City Hall
Beaumont Fee
Lincoln LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

Telephone Extension 3127

District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
SPALDING
Lincs PE11 1DB

Dear Sirs

PROPOSED SHELTERED HOUSING, HIGH STREET, SPALDING

I refer to your letter dated 27 October 1989.

I confirm that on my Form No. H/A/3J dated 14 September I expressed concern over the parking levels on this site. However this point was raised along with other points which were causing concern over this proposal and it was not seen to be a sole reason for refusal.

With regards to the general comment regarding parking levels for Sheltered Housing schemes I feel that the real problem lies in the description of "Sheltered Housing". As can be seen in the description in my "Guide to Parking Provision" the description states:- "Sheltered Housing - Warden Aided Accommodation". This I feel indicates housing for people who need some form of aid and/or assistance and where the warden has some responsibility for their care. Such people by their very nature would be unlikely to have a high level of car ownership.

This current proposal is, I consider, like other similar applications which we have seen recently, for retirement homes for the elderly rather than special housing. This type of housing should fall within the category of Aged Persons Dwellings for parking provision purposes. This would give a requirement of one space per two dwellings and this should be applied to this particular application.

I feel that in future the description of the type of housing proposed should not be taken at face value when considering parking requirements. The provision of a warden's accommodation on such sites as the current application is more of an estate manager in charge of maintenance of the shared amenity areas, not a warden in the sense of providing aid or care.

With regards to the article in "The Planner" I shall be pleased if you will forward a copy of the particular article or let me have the date of issue in order that I can consider its findings.

I would inform you that Bath Lane is not a highway maintainable at the public expenses. However I agree that provision should be made to protect the access to the existing property served by this Lane.

I trust this information clarifies the situation.

Yours faithfully

C Briggs

Director of Highways and Planning

3791.f01

W.M.

MKr/sjs H16/117/89

30 October 1989

John Lynch Design
15 High Street
SPALDING
Lincolnshire

Dear Sir

RESIDENTIAL DEVELOPMENT - 6, 7 AND 8 HIGH STREET, SPALDING, LINCOLNSHIRE

I have now received the views of my Consultant Architect on your scheme for the above. The comments are principally about the block fronting onto High Street, where it affects the views of the riverside Conservation Area, and centre around the height of the proposed entrance arch.

It is suggested that this arch should be reduced to about 4.5 metres in height, and I enclose a very rough sketch which accompanied the Consultant's letter, showing how this would look. It does seem to me that this greatly improves the proportions of this block. As submitted, the opening appears too tall and out of scale, the central pier appears rather thin, and the space above the arch too shallow.

The height of a typical removal van, given in the appendix of the Environment's Bulletin 32, is 3.96 metres, so that the reduced height would seem to be adequate. I feel, however, that the width of the archway may be critical.

The sketch plan provided by the Consultant also shows the provision of chimney stacks on the ridge, and again I do feel that this improves the appearance of the building, and enables it to fit in better with the established street scene. The question of chimney stacks is a matter on which the Planning Committee have been very keen in the past.

Also shown is a slight break forward in line with the central pediment, which in my view, improves the elevation. The Consultant also suggests that the barge boards, that are apparently intended on the gable ends, are inappropriate in this style of building.

Cont/...

Cont/...

With regard to the remaining buildings, which will largely be hidden from the existing public highway, the only comments made are that there is doubt whether the use of render on the ground floor is part of the local character, unless it is used consistantly to give the idea of a plinth treatment. Whilst there is a case for using some render, or other coloured brick to break up the massing, this is felt most appropriate where it is used on vertical areas, such as the northeast elevation, where the tall semi-circular windows would look very bland if they are unbroken by any transome line.

It is thought that the internal elevations are somewhat monotonous in their treatment, and it is suggested that these could be perhaps grouped together more positively to give a better rhythm to the fenestration. The Consultant also suggests the pediments should be restricted to cases where they are drawing attention a particular focus on the facade.

Since this is an important site in the Conservation Area, it will be necessary to submit full details of the elevations, including details of the eaves, soffits, balconies etc, at least on the front elevation of the High Street block. It may, however, be possible to condition these details as part of any permission.

County Highways Department have expressed some disquiet at the visibility at the access point, but in view of the previous permissions, I would doubt whether they would be able to object formally on this aspect. However, they also point out that the turning area is inadequate, and requires amending, and they are concerned also at the level of car parking. I have asked them to quantify their concern over this. There appears to be some uncertainty at County as to whether Bath Lane is a County Highway. My understanding is that this is the case, and if so, you will appreciate that there will be a procedure separate from any planning permission needed to be completed, before it can be closed off. However, there is no indication of how the closure of Bath Lane would affect vehicular access for the adjoining Listed Building, formally Johnson's Offices. As shown, it would appear to deprive it of vehicular access altogether, but I assume that this is not the case. Could you please clarify this aspect?

As far as the rear block is concerned, I am concerned on two aspects, the question of the overlooking of the private gardens of properties fronting Holland Road, and it would be helpful if you could supply me with a plan that shows both the positioning of the housing block, in relation to these rear gardens. The location plan shows the gardens, but not the position of the block, while the site layout plan shows the position of the block but without the gardens.

I am still awaiting the views of the Environmental Health Department on the proposals, and these may be critical, since, as you will appreciate, the housing blocks are in close proximity to the existing mill.

Perhaps you would like to consider the various points made in this letter and respond to me. When I have further information from the Highways Department and the Environmental Health Department, I will contact you further.

Yours faithfully

[illegible]

NDW/sjs H18/1347/59

27 October 1989

Lincolnshire County Council
County Highways and Planning Department
City Hall
Beaumont Fee
LINCOLN

Dear Sir

PROPOSED SHELTERED HOUSING - HIGH STREET, SPALDING, LINCOLNSHIRE

In his response to this application, the Liaison Officer, Mr Briggs expresses his concern at the level of car parking proposed.

While I rather share this anxiety, since I feel that the occupants of private sheltered housing are likely to be able to afford cars, and therefore will have a instance of car ownership considerably above Local Authority Sheltered Housing schemes, the provision provided does appear to be in accordance with that recommended in your booklet "Guide to Parking Provision", which my Authority has adopted as a basis for development control decisions.

Unless, therefore, you are able to quantify your concern, and justify exceeding the level recommended in your own publication, it is going to be exceedingly difficult to object to the scheme on this basis.

Can I draw your attention to the recent article in "The Planner" which dealt with sheltered housing schemes, and which might be useful if you are reconsidering your parking ratio.

The scheme, as submitted, involves the closure of Bath Lane. My understanding is that this is a County Highway, and I will be glad of your confirmation of this. As submitted, the scheme does appear to involve the removal of any vehicular access to the building immediately to the north of the site, on the corner of Bath Lane and High Street.

I have written to the Architects expressing my disquiet at this, and would presume you would support me over this.

Yours faithfully

DISTRICT PLANNING OFFICER

PRUDENTIAL
Property Services

4/6 Cowgate
Peterborough
Cambridgeshire
PE1 1NA

Our New Telephone
No. is (0733) 897722
Fax: (0733) 313366

12th October 1989

Our ref: AJB/EB/9I023

The Chief Planning Officer
South Holland District Council
Chesterton Tower
Spalding
Lincs.

Dear Sir,

SOUTHERN HOMES IMPROVEMENTS - DEVELOPMENT AT BATH LANE, SPALDING LINCS.

We act for John Iacono the owner of the Courtyard Hotel in Spalding, Lincs.

Please find enclosed copy correspondence to the J.D. Lynch Partnership, the architects for Southern Homes Improvements, who recently made planning application for residential development at Bath Lane. The contents of this letter are self explanatory.

Yours faithfully,

Prudential Property Services

PRUDENTIAL COMMERCIAL PROPERTY SERVICES

Nigel.
I visited Lynch & Partners on 25/10/89. This is an error on their part - the site does not involve IACONO's property they drew the boundary line in the wrong place. They will let us have an amended plan showing correct boundary. Keith.

1(47)/89 N.M.

18 OCT 1989

KW incorrect certificate?

Add to file

24/10

Partial Professional Corporation
Prudential Commercial Property Services Limited is a wholly owned subsidiary of Prudential Property Services Limited
Registered in England Registered Office 142 Holborn Bar London EC1N 2NH Registered number 1338476

PRUDENTIAL

Property Services

4/6 Cowgate
Peterborough
Cambridgeshire
PE1 1NA

12th October 1989

Our ref: AJB/EB/9I023

Our New Telephone
No. is (0733) 897722
Fax: (0733) 313366

Messrs. J.D. Lynch Partnership
15 High Street
Spalding
Lincs.

WITHOUT PREJUDICE

Dear Sirs,

RESIDENTIAL DEVELOPMENT AT BATH LANE OFF HIGH STREET, SPALDING, LINCS. - YOUR CLIENTS SOUTHERN HOMES IMPROVEMENTS

We act for John Iacono, owner of the Courtyard Hotel, High Street, Spalding, Lincs.

We note that you have recently made an application for residential development in Bath Lane off High Street, Spalding and it would appear from your drawing number AB8 that the proposed access road will lie on our client's land. We understand that our clients have received no formal notice from you in this connection.

We would also advise that our client has rights of access for loading, turning and parking in Bath Lane and your proposed development may interfere with these rights.

We would suggest an early meeting to discuss this matter in more detail.

Yours faithfully,

PRUDENTIAL COMMERCIAL PROPERTY SERVICES

Part of Prudential Corporation
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Incorporating and Registered in England Registered office 142 Holborn Bars London EC1N 2NH Registered number 1756065

W. J. OLDACRE LIMITED

Cleeve Hall Bishops Cleeve Cheltenham Glos GL52 4RP
Tel: Bishops Cleeve (0242 67) 5471
Fax: (0242 67) 5683

6 October 1989
MSGF/CEW

South Holland District Council,
Planning Dept,
Council Offices,
Chatterton Tower,
Winfrey Avenue,
Spalding
Lincs PE11 1DB

OBJECTION

Dear Sir,

RE: PLANNING APPLICATION H16/1147/89

We are writing in connection with the planning application lodged by Southern House Improvements Ltd Ref No. as above. Our Freehold site on which our feed mill is located adjoins the site on which the development is proposed and we feel that the type of development applied for, would be unsuitable being situated adjacent to our mill.

Our reservations concerning the proposed development are based on the fact that a feed mill operation is inevitably noisy especially with continuous operation 24 hours a day, 6 days a week, which is normal throughout the majority of the year. We obviously take all practical steps to limit the quantity of dust and silence the operating machinery but this still leaves the residual problem. Additionally, there is significant on-site traffic even at night time as lorries and forklift trucks move both raw materials and finished products.

We should be most grateful if consideration is given for the planning application to be deferred so that our reservations may be more fully discussed with the applicants.

Yours faithfully,

M S G FORBES
FINANCE DIRECTOR

N.M

S.H.D.C. PLANNING DEPT.
RECEIVED
09 OCT 1989

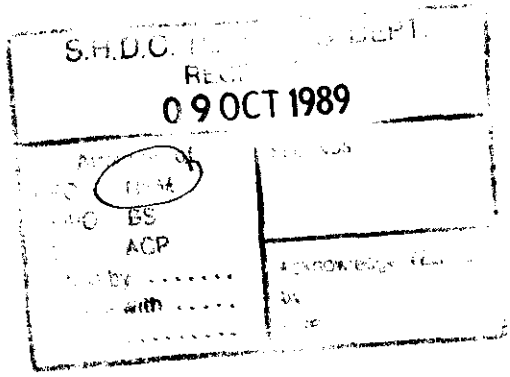
ACP

9.10.89

Mary E. Kerr BA., BSc., RIBA
Architect

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 0BB

Tel: Sleaford (0529) 240713



YOUR RefH/16/1147/89
OUR Ref SH/13/89/

September 12th 1989

B. Smith MRTPI
District Planning Officer,
Chatterton Tower,
Winfrey Avenue,
SPALDING,
Lincolnshire

Dear Mr Smith,

SHELTERED HOUSING SCHEME AT 6,7,8 HIGH STREET,
SPALDING

This is a very important site in a prime position on the side of the River Welland. The existing buildings are of no architectural value and make no contribution to the setting of the adjacent buildings or the townscape generally. It is therefore welcome to see that the site is to be devloped.

The architects have produced a scheme showing a traditional form of building in a modern classical style. To deal first with the block which will be most prominent, on the High Street itself, the form, height and proportions shown here would appear to be suitable for this site. The use of arches over the access to the site creates a feature which can be found on other buildings in the area and helps to retain the street frontage whilst at the same time giving access. If at all possible however, I would suggest that the elevation would be greatly improved if the openings could be lowered slightly to spring from just above the first floor band level. I have produced a very rough sketch to illustrate this. I feel that the taller openings are too tall and out of scale, the central pier appears rather thin and the space above the arch too shallow. I have also suggested chimney stacks on the ridge and a very small break forward in line with the pediment. It is not clear from the drawings of the side elevations whether bargeboards are intended on the rear gable slopes - these should be avoided, and brick or stone corbelled verges used.

The other part of the development will be largely concealed behind other buildings although glimpses of the scheme will be possible especially from Church Street. The south west elevation , which is the one which will be the most visible is quite attractive, provided agian that bargeboards are avoided. I am not certain from the drawings whether it is intended that part of the scheme shown unlined will in fact be rendered. If so I would

question whether rendering in storey height bands is part of the local character unless it is used consistently to give the idea of a plinth treatment. I think there could be a case for using some render or other coloured brick to break up the massing, but I feel this is best achieved where it is used on vertical areas, as on the north east elevation. On that elevation the tall semicircular windows would look very bland, being larger than other window openings, if they are unbroken by any transome line.

Although the external elevations are reasonably attractive and varied, the internal ones could appear rather monotonous and unrelieved. There seem to be many window openings arranged in a rather regimented fashion and I wonder whether any of these can be grouped together more positively to give a better rythmn to the fenestration. Personally I do not like the use of pediments unless they are drawing attention to a particular focus on the facade - eg. doorway, grander ground floor window etc.

Generally where buildings are being inserted into a well established area, I feel that some chimneys or roof treatments are necessary to break up the long ridge lines which otherwise ensue. Suitable materials would need to be approved on site and in this case I would recommend that a sample panel of brickwork is requested. Also it would be desirable for some details - eg window and balcony treatment on the main High Street elevation to be approved before workcommences.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

SOUTH HOLLAND DISTRICT COUNCIL

MEMO from Technical Services Department

To: Planning Officer.	Date: 13th October, 1989	Origin: Technical Services Officer.
Application No. H16/1147/89.	Ref: NH/NS AD/P/1	Subject: Residential Development (Sheltered Housing Scheme) - 6 to 8 High Street, Spalding.

I would advise you, as I already have advised the agent, that there are four important sewers running through this land and extreme care should be taken in the detailed design of the layout of the properties.

Technical Services Officer.

cqiad & Building Control
21/10
ST.

N.M.

S.H.D.C. PLANNING DEPT.
RECEIVED
16 OCT 1989

3 Church Street
Spalding
Lincs
PE11 2PB

(0775) 768286

25th September 1989

Dear Sir

I am joint owner of 3 Church Street, Spalding, which forms part of the boundary of a site in High Street, for which a planning application has been made (H16/1147/89).

In general terms, I am happy that the site should be developed for sheltered housing as proposed.

However I would like conditions to be attached to the planning consent, so that:

1. Bath Lane is kept as the access to the site.

2. Nothing is demolished until immediately before building starts on the site.

3. The boundary wall between our garden and the site is retained at its existing height, and is properly capped by the developers when they demolish the building of which it now forms part. (The wall is of course in a conservation area.)

Yours faithfully

Susan G S Slater

Mrs S G Slater

Mr B Smith
District Planning Officer
South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincs
PE11 1DB

N.M.

26 SEP 1989

AJS
26/9/89

Form No. H/A/30

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To SHDC (FAO N Midlen) Planning Reference H16/1147/89

The following are my observations upon the enquiry under the reference quoted above: —

6, 7 & 8 High St Spalding

With reference to this current application I would inform you that I am unhappy at the visibility at this access.

Notwithstanding this I would also point out that the turning area is inadequate and requires amending. Also I feel that the level of car parking should be increased

Date 14/9/89.

Signed .....
Director of Highways and Planning

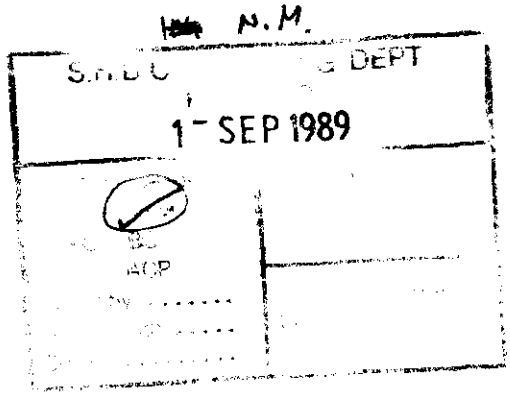
Mary E. Kerr BA., BSc., RIBA
Architect

Tel: Sleaford (0529) 240713

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 0BB

YOUR RefH/16/1147/89
OUR Ref SH/13/89/

September 12th 1989



B. Smith MRTPI
District Planning Officer,
Chatterton Tower,
Winfrey Avenue,
SPALDING,
Lincolnshire

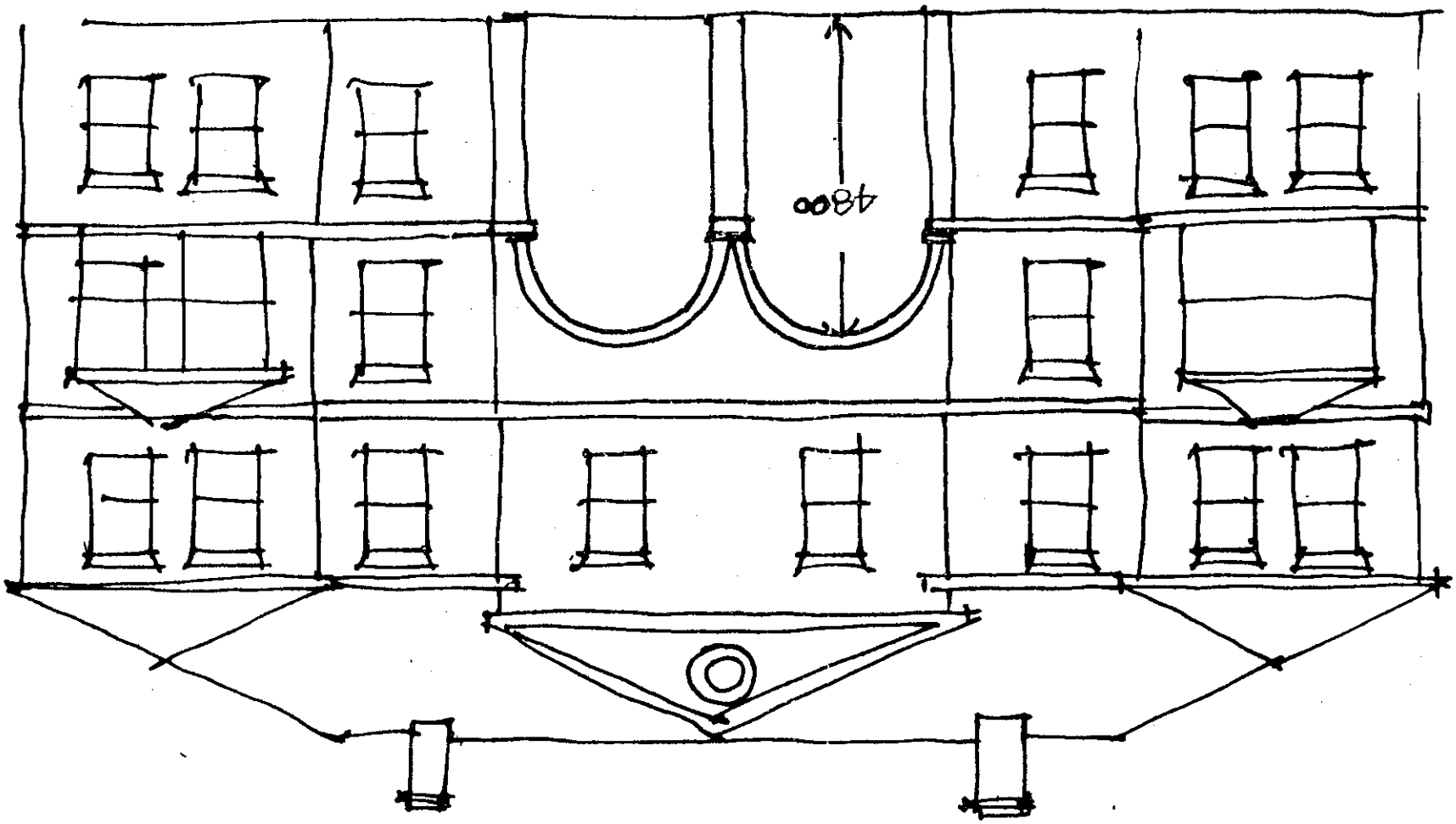
Dear Mr Smith,

SHELTERED HOUSING SCHEME AT 6,7,8 HIGH STREET,
SPALDING

This is a very important site in a prime position on the side of the River Welland. The existing buildings are of no architectural value and make no contribution to the setting of the acjacent buildings or the townscape generally. It is therefore welcome to see that the site is to be devloped.

The architects have produced a scheme showing a traditional form of building in a modern classical style. To deal first with the block which will be most prominent, on the High Street itself, the form, height and proportions shown here would appear to be suitable for this site. The use of arches over the access to the site creates a feature which can be found on other buildings in the area and helps to retain the street frontage whilst at the same time giving access. If at all possible however, I would suggest that the elevation would be greatly improved if the openings could be lowered slightly to spring from just above the first floor band level. I have produced a very rough sketch to illustrate this. I feel that the taller openings are too tall and out of scale, the central pier appears rather thin and the space above the arch too shallow. I have also suggested chimney stacks on the ridge and a very small break forward in line with the pediment. It is not clear from the drawings of the side elevations whether bargeboards are intended on the rear gable slopes - these should be avoided, and brick or stone corbelled verges used.

The other part of the development will be largely concealed behind other buildings although glimpses of the scheme will be possible especially from Church Street. The south west elevation , which is the one which will be the most visible is quite attractive, provided agian that bargeboards are avoided. I am not certain from the drawings whether it is intended that part of the scheme shown unlined will in fact be rendered. If so I would


4800

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 61161

H16/1147/89

1 September 1989

Mrs M E Kerr
The Manor House
Spanby
SLEAFORD
Lincolnshire
NG34 OBB

Dear Mrs Kerr

REQUEST FOR CONSULTANT'S ADVICE
RESIDENTIAL DEVELOPMENT (SHELTERED HOUSING SCHEME) FOR SOUTHERN HOUSE IMPROVEMENTS LTD AT 6, 7 AND 8 HIGH STREET, SPALDING, LINCOLNSHIRE
APPLICATION REFERENCE - H16/1147/89

I have received the above application and should be grateful for your comments.

Please advise me in particular on the following, namely:-

Type 8 - Comments on submitted scheme.

The plans/documents are enclosed for your information.

I should be pleased if you could let me have your observations and recommendations by 15 September 1989.

Yours sincerely

B Smith

District Planning Officer

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

MC/EE/1006 15th August 1989

District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding

Attn Mrs Maxwell

Dear Madam

Residential Development (Sheltered Housing Scheme)
6, 7 and 8 High Street, Spalding

With reference to the above project and the Invalid notice received dated the 3rd August 1989, please find enclosed additional cheque for £152.00.

This fee has been achieved in the following way. The common facilities has an area of 150m^2. The planning fee is based on £76 per 75m^2, hence 2 x £76 = £152.00.

To this end if any further information is required, please contact the undersigned.

Yours faithfully
pp John D Lynch Partnership

Michael Charlton

15 HIGH STREET, SPALDING, LINCS. PE11 1TW
TELEPHONE 0775 4187 . FACSIMILE 0775 62212

John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA, Associate.

NN

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: Invalid 621 DATE RECEIVED: 2/8/89

APPLICANT: Southern House Improvements
18 Ferncroft Avenue
LONDON NW3 7PH

AGENT: J D Lynch Ptshp
15 High Street
SPALDING, Lincs

DESCRIPTION OF DEVELOPMENT : Residential development (Sheltered Housing Scheme)

LOCATION: 6, 7 & 8 High Street, Spalding

3 August 1989

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1971
NOTICE THAT APPLICATION IS INVALID

I have to inform you that your planning application is invalid and requires amendment before I am able to deal with it.

The requirements are as follows:

Fees must be based on no. of dwelling units (correct amount received), plus a fee based on the floorspace of the common facilities area.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee received will be reimbursed.

Yours faithfully

B Smith

District Planning Officer

Please return the pink copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

NN

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: Invalid 611 DATE RECEIVED: 2/8/89

APPLICANT: Southern House Improvements
18 Ferncroft Avenue
LONDON NW3 7PH

AGENT: J D Lynch Fbshp
15 High Street
SPALDING, Lincs

DESCRIPTION OF DEVELOPMENT : Residential development (Sheltered Housing Scheme)

LOCATION: 6, 7 & 8 High Street, Spalding

3 August 1989

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1971
NOTICE THAT APPLICATION IS INVALID

I have to inform you that your planning application is invalid and requires amendment before I am able to deal with it.

The requirements are as follows:

Fees must be based on no. of dwelling units (correct amount received), plus a fee based on the floorspace of the common facilities area.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee received will be reimbursed.

Yours faithfully

B Smith

District Planning Officer

Please return the pink copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

MC/EE/1006 26th July 1989

District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding

Dear Sir/Madam

Residential Development (Sheltered Housing Scheme)
Nos. 6, 7, and 8 High Street, Spalding

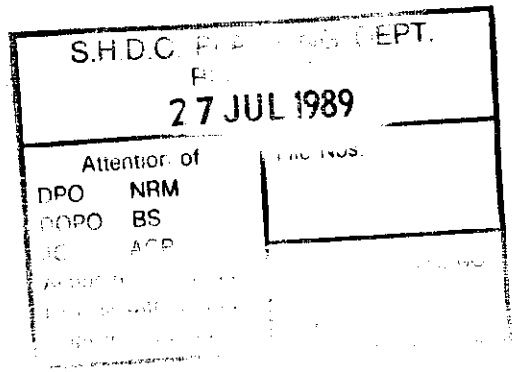
With reference to your Invalid Notice 621 and in respect of the above, the site is now smaller than the original site which was given outline approval, reference H16-0659-86.

The reason for this are shown on the enclosed plans 1006/AB9. Hence would you please amend our application from a Reserved Matters to a Full Planning application.

To this end, if any further information is required, please contact the undersigned.

Yours faithfully
pp John D Lynch Partnership

Michael Charlton



15 HIGH STREET, SPALDING, LINCS. PE11 1TW
TELEPHONE 0775 4187 FACSIMILE 0775 62212

John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA, Associate.

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

1006/EE/MC

18th July 1989

District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding

Dear Sirs

Residential Development (Sheltered Housing Scheme)
Nos 6, 7 and 8 High Street, Spalding

With reference to the above, please find enclosed the following documents:

Town and Country Planning Application

a) 4 No duly completed forms
b) 4 No copies of drawings numbered 1006/AB1-AB8
c) 1 No cheque for the value of £3116.00

Yours faithfully
pp John D Lynch Partnership

Michael Charlton

15 HIGH STREET, SPALDING, LINCS. PE11 1TW
TELEPHONE 0775 4187 . FACSIMILE 0775 62212

John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA, Associate.

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1173/91

Applicant: Southern House Improvements
18 Ferncroft Avenue
London
NW3 7PH

Agent: John D Lynch Ptshp
15 High Street
Spalding
Lincs

Description: Residential development
- sheltered housing scheme

(registered as H16/1147/89)

Location: 6, 7 and 8 High Street,
Spalding
Lincs

Type: FULL

Date received: 16-AUG-89 ~~02-DEC-91~~

Terminal date: 27-JAN-92

PLANNING APPLICATION - SUMMARY RECORD (PART I REGISTER)

242. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant	Proposal
H09/0006/91 Mr A J Cunnington	Detached house and garage at Roman Bank, Holbeach Hurn.

(To enable the Planning Officer to report back upon appropriate conditions which might be imposed as the Committee is minded to grant planning permission contrary to his recommendation.)

(Councillors N I Capes, N P Judge and B A Paul left the meeting following consideration of this application.)

(d) **Applications Approved Subject to Section 106 Agreement**

Subject to the applicants first entering into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Planning Officer be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended, where indicated:-

Plan No. and Applicant	Proposal
H16/0460/89 McCarthy & Stone Ltd	Sheltered residential development for the retired and wardens accommodation at former Odeon Cinema, London Road, Spalding.

(To limit (i) the age of at least one of the occupants of each flat to above the standard retirement age of 65 for men and 60 for women; and (ii) the occupancy of the manager's flat or dwelling to that of the development manager and his or her spouse and dependents; and also (iii) to construct in appropriate materials additional car parking spaces within a designated area and to bring them into use upon written notice from the Council that such spaces are required.)

H08/0063/91 M J C Hill	Change of use of outbuildings to garden furniture business - (B1 business use) at Cressy Hall, Gosberton.

(To ensure that the operation of the business is confined to the occupants of Cressy Hall.)

H16/1147/89 Southern House Improvements Ltd	Residential development - sheltered housing scheme at 6, 7 and 8 High Street, Spalding.

(To ensure (i) that the age of the occupants of the flats is limited so that at least one occupant of each flat is above statutory retirement age of 65 for men and 60 for women; and (ii) to ensure that one of the units will be occupied by a development manager.)

(It was also agreed that a note be added to the formal decision notice drawing attention to the desirability of providing double glazing to the windows facing the existing industrial premises.)

PLANNING AMENDMENT

For office use only

Application No. H/6/1147/89

Date registered

Case Officer ~~DSR~~ NM

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Southern House

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

6, 7, 8 High Street

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date .....

2. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

3. Please tick **one** box only

Amendment is proposed where permission already granted **A.** ☐

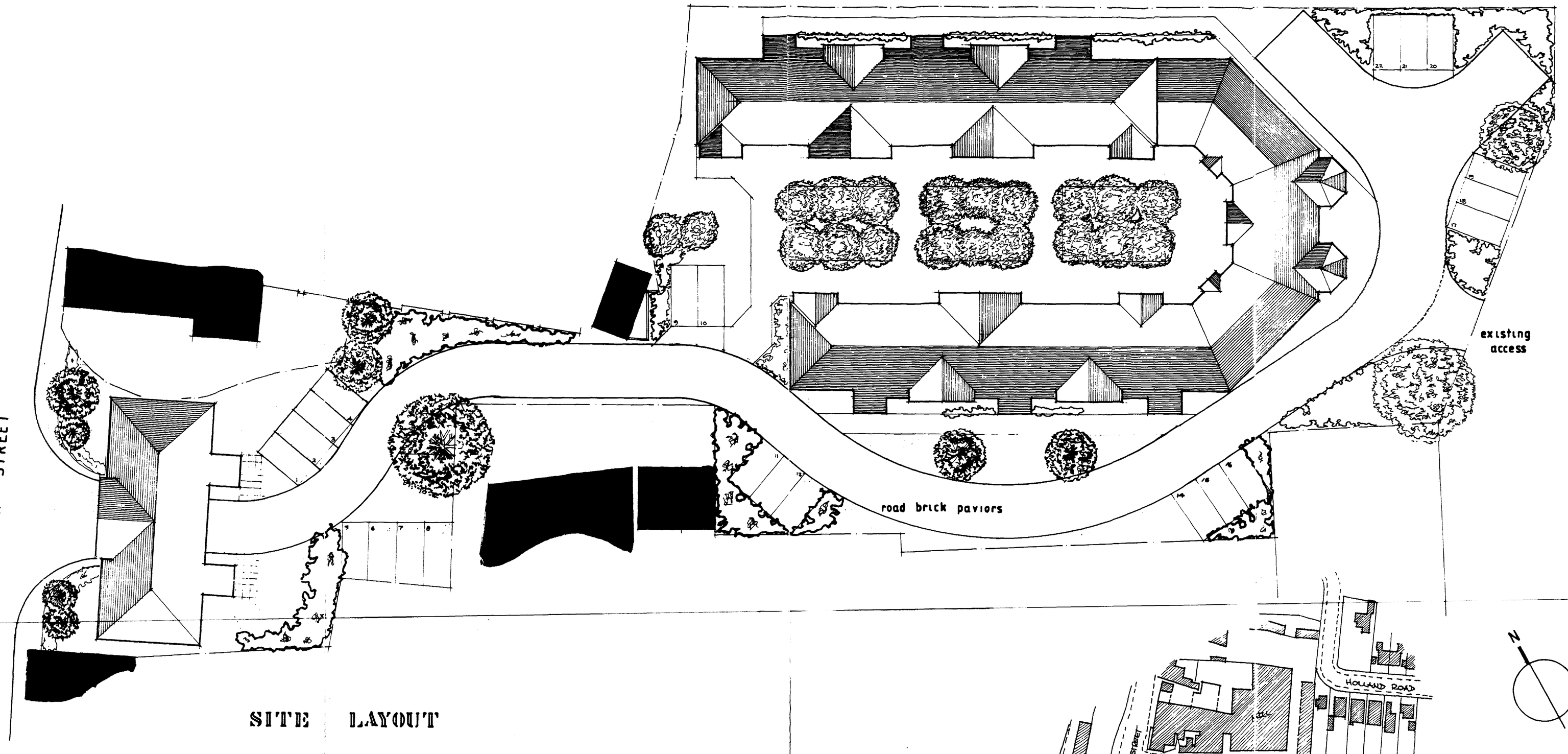
If yes, submit two forms and two plans

or

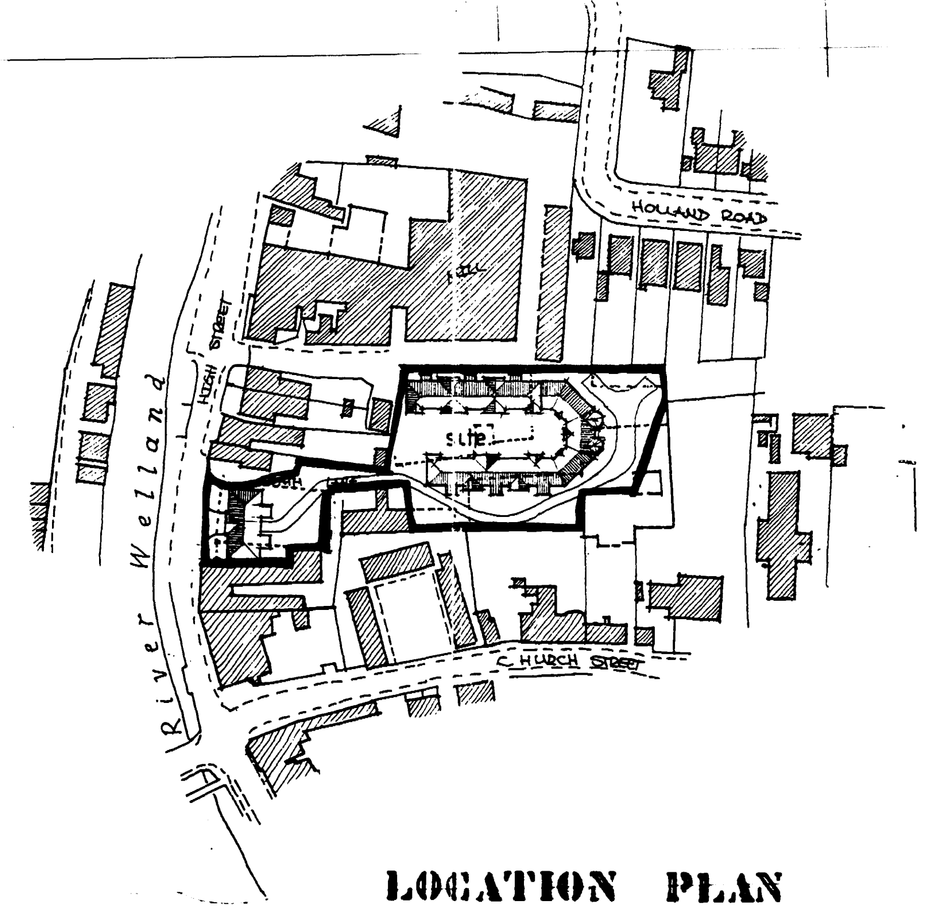
Amendment is to a proposal currently being considered **B.** ☑

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council ☐



SITE LAYOUT



LOCATION PLAN

1147/89

notes

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

revision	date revision	date
C.	Additional car parking spaces.	

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partnership
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project: RESIDENTIAL DEVELOPMENT HIGH STREET SPALDING LINCS for SOUTHERN HOUSE IMPROVEMENTS		drawn: M.C	date: 6-89
		project no.: 1006	drawing no.: AB9
drawing: site and location plans.		scale: 1:200 1:1250	revision: B C

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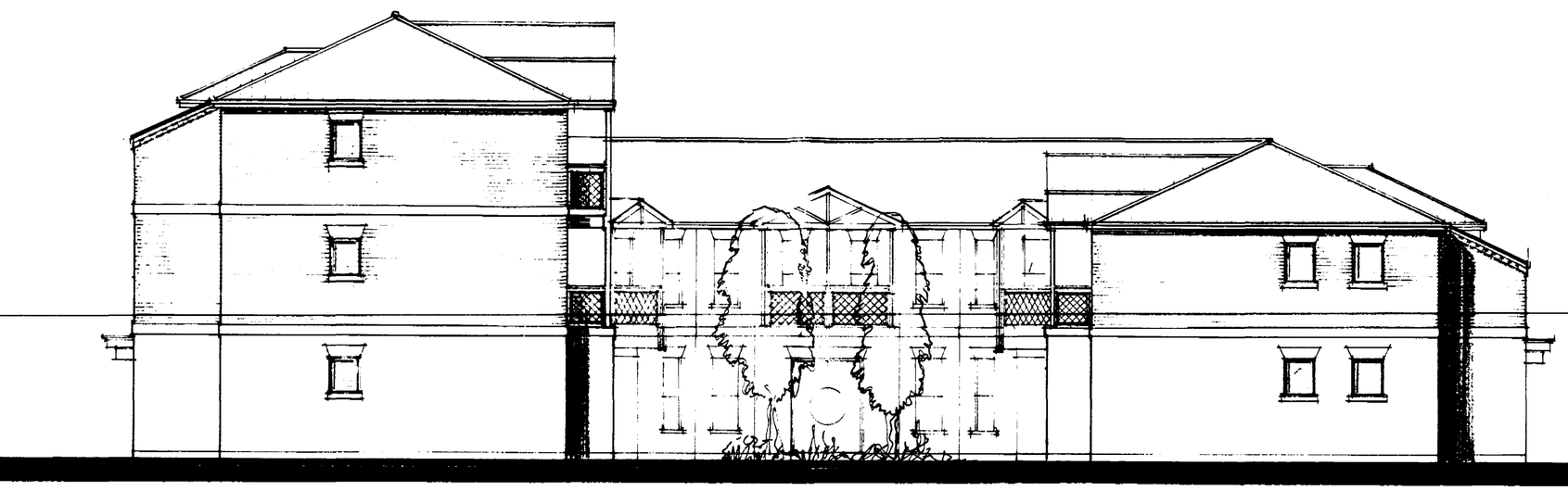
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revision	*date*



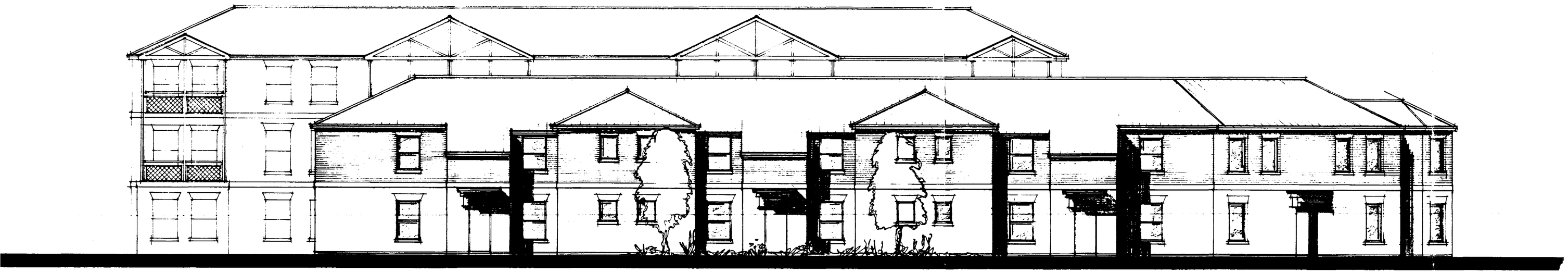
NORTH EAST EAST



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

H16/1167/89 20/6/90

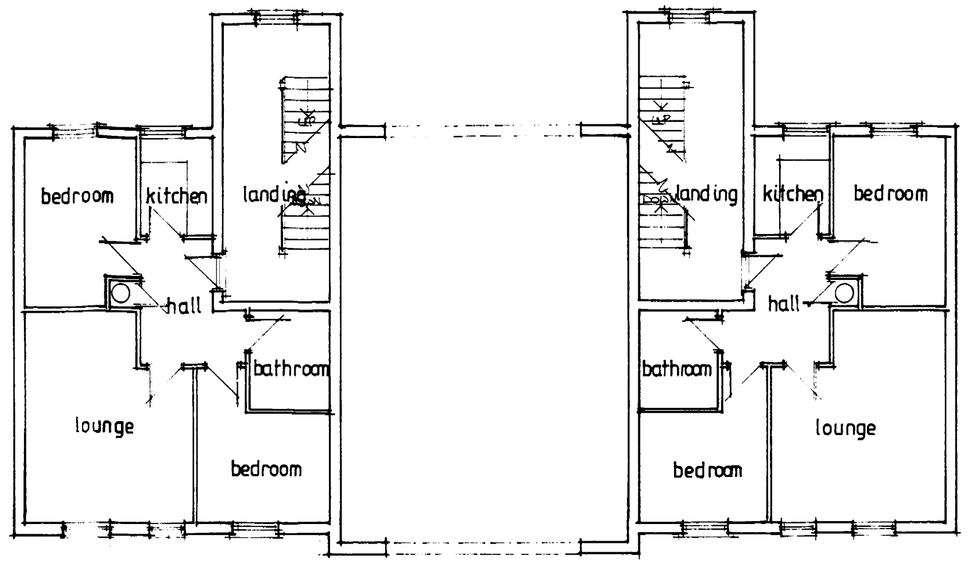
JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
RESIDETIAL DEVELOPMENT
HIGH STREET. SPALDING for
SOUTHERN HOUSE IMPROVEMENTS
ELEVATIONS Plots 8 to 40 sheet 1

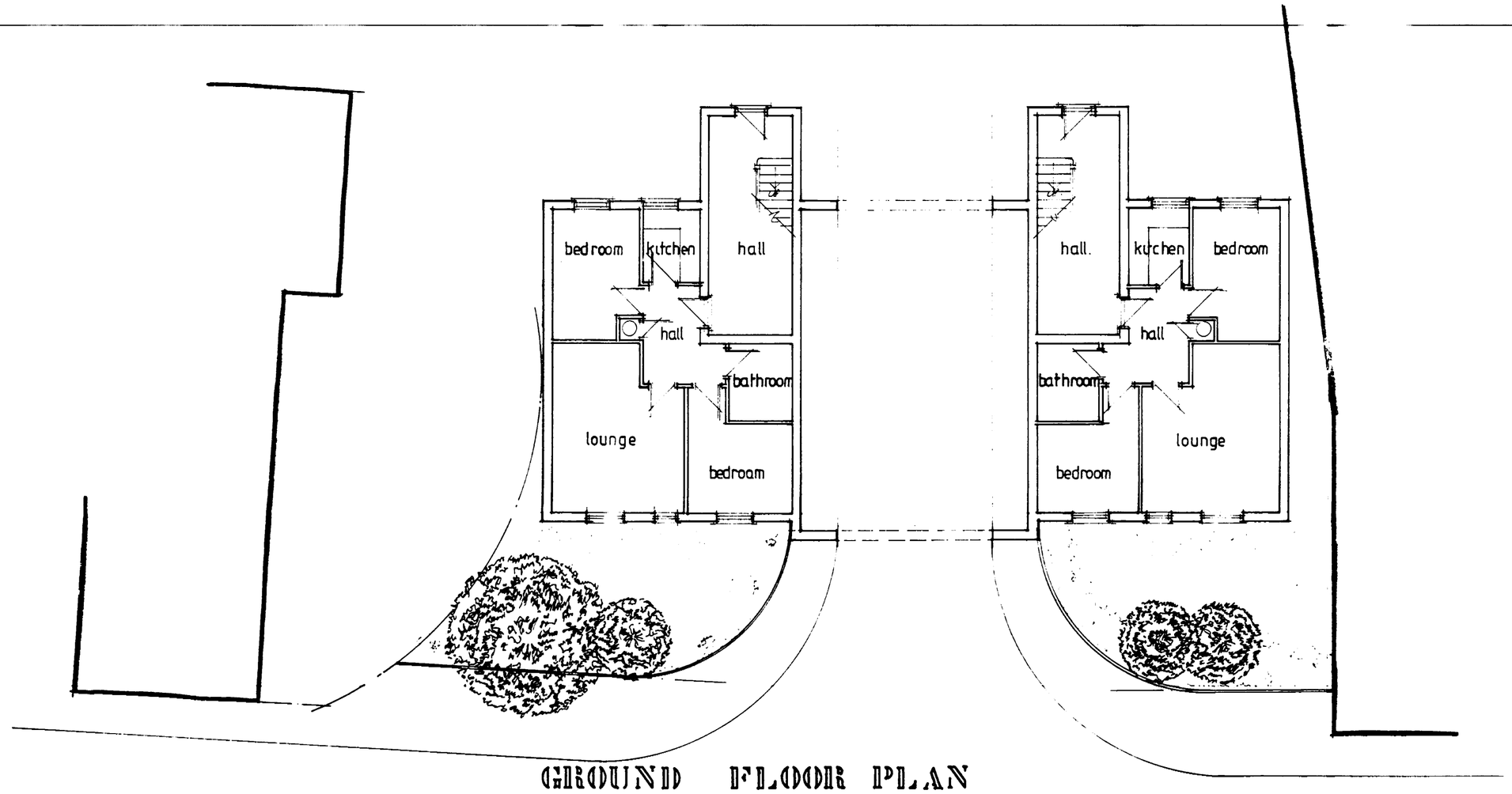
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1:100	06.90	

project no.	*drawing no.*
1006	AB 6

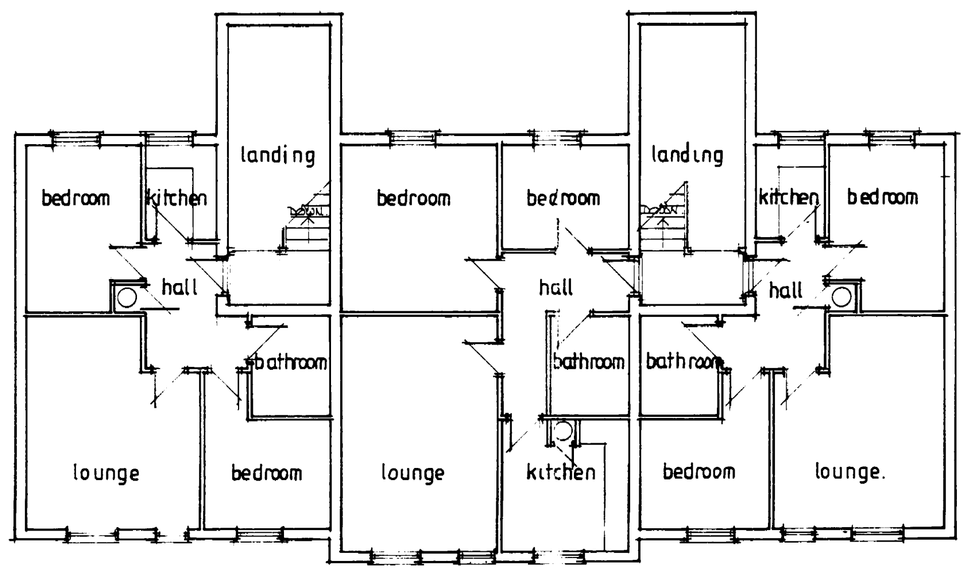
revisions



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

H14/1147/89 20/6/90

notes

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SUMMIT

revision	date revision	date

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project	drawn	date
RESIDENTIAL DEVELOPMENT	MC.	6-89
HIGH STREET SPALDING LINCS.	project no.	drawing no.
for SOUTHERN HOUSE IMPROVEMENTS	1006	AB 1
drawing	scale	revision
PLANS plot 1 to 7	1:100	

3125 4897

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revision *date*



NORTH WEST ELEVATION

SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

NORTH EAST ELEVATION

H16/1147/89 20/4/90

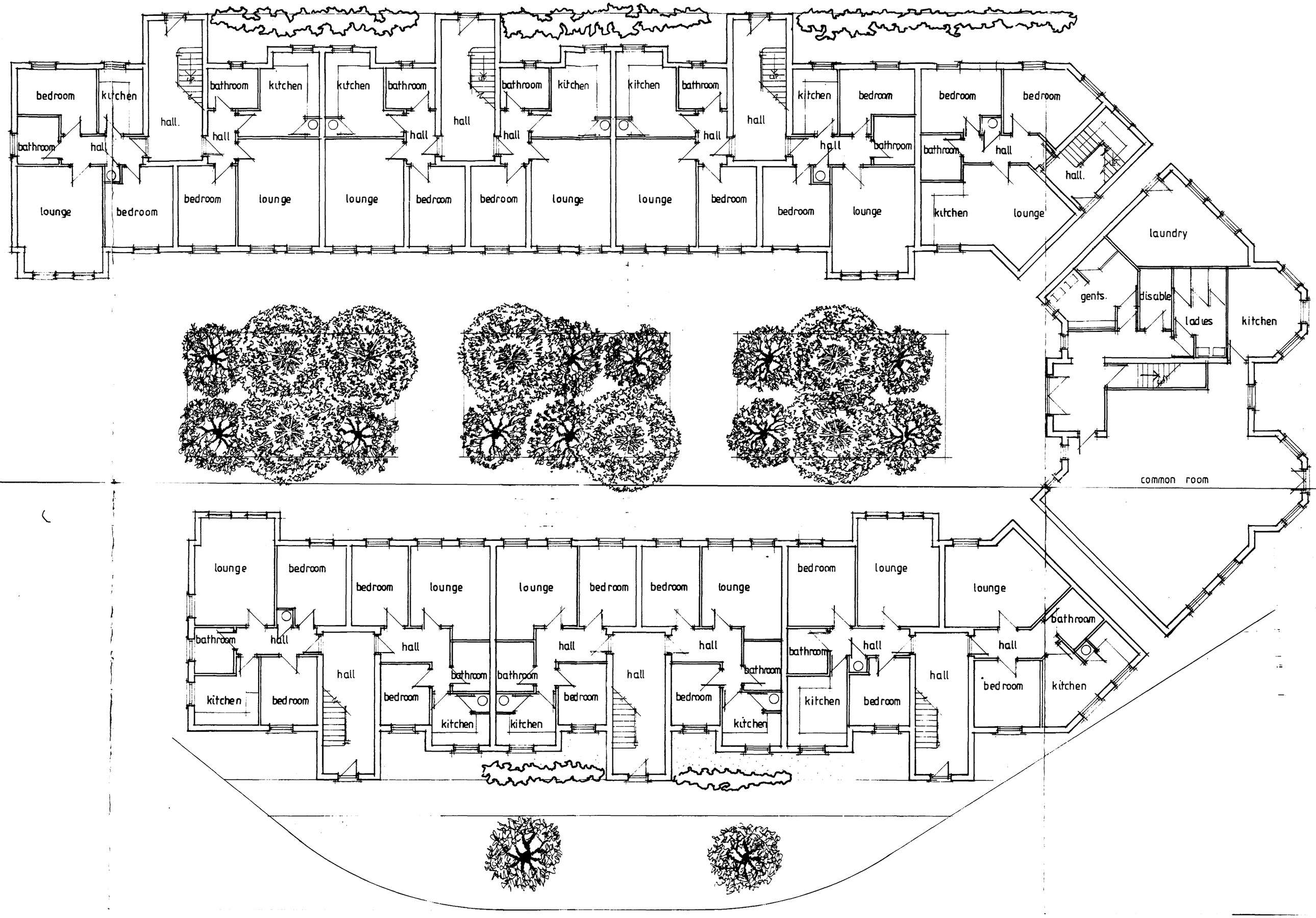
JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
RESIDENTIAL DEVELOPMENT
HIGH STREET. SPALDING for
SOUTHERN HOUSE IMPROVEMENTS
ELEVATIONS. Plots 1 to 7

scale 1:100 *date* 06.90 *drawn* DJL

project no. 1006 *drawing no.* AB 2

revisions B



GROUND FLOOR PLAN

416/1147/89 20/4/90

notes

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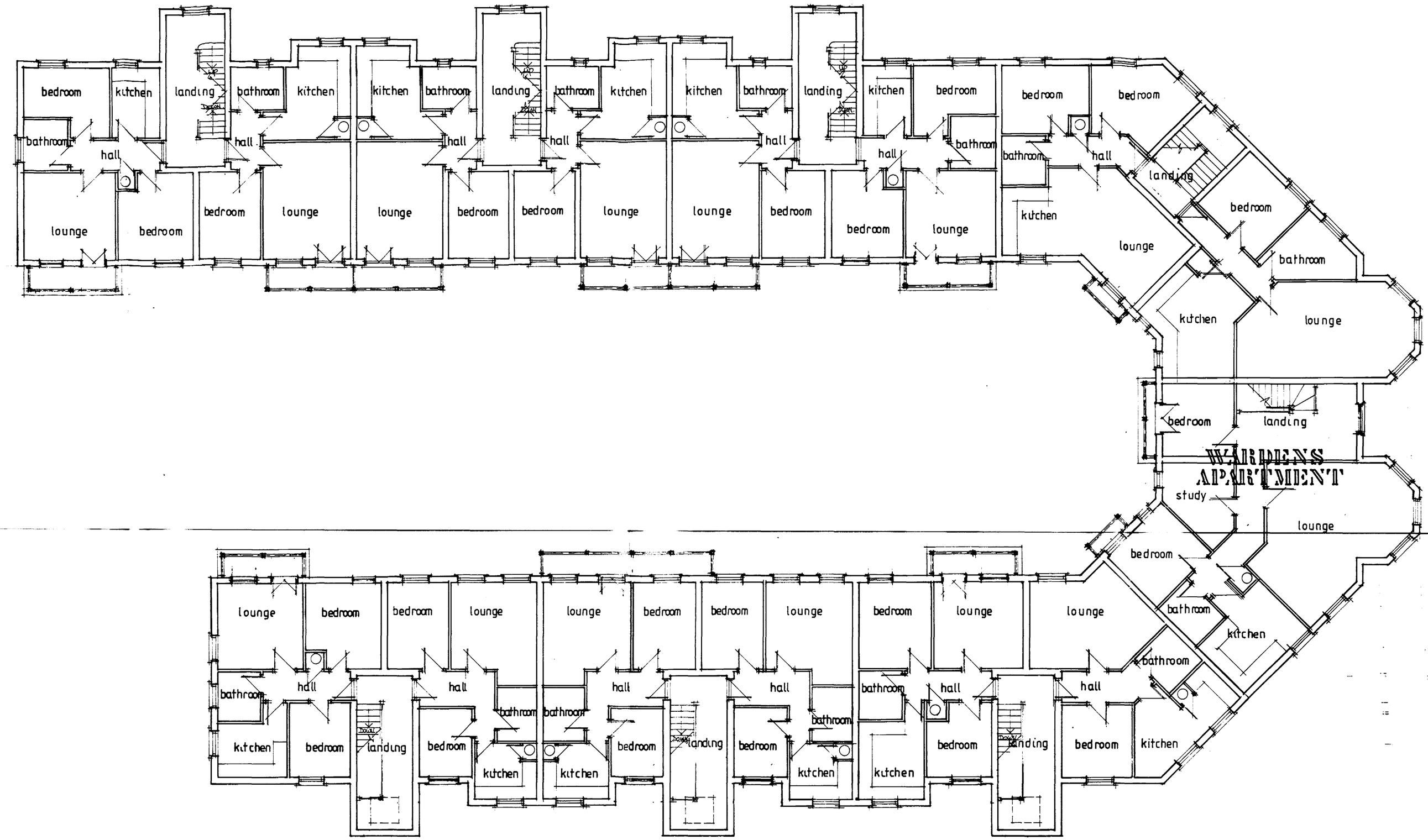
SUMMIT

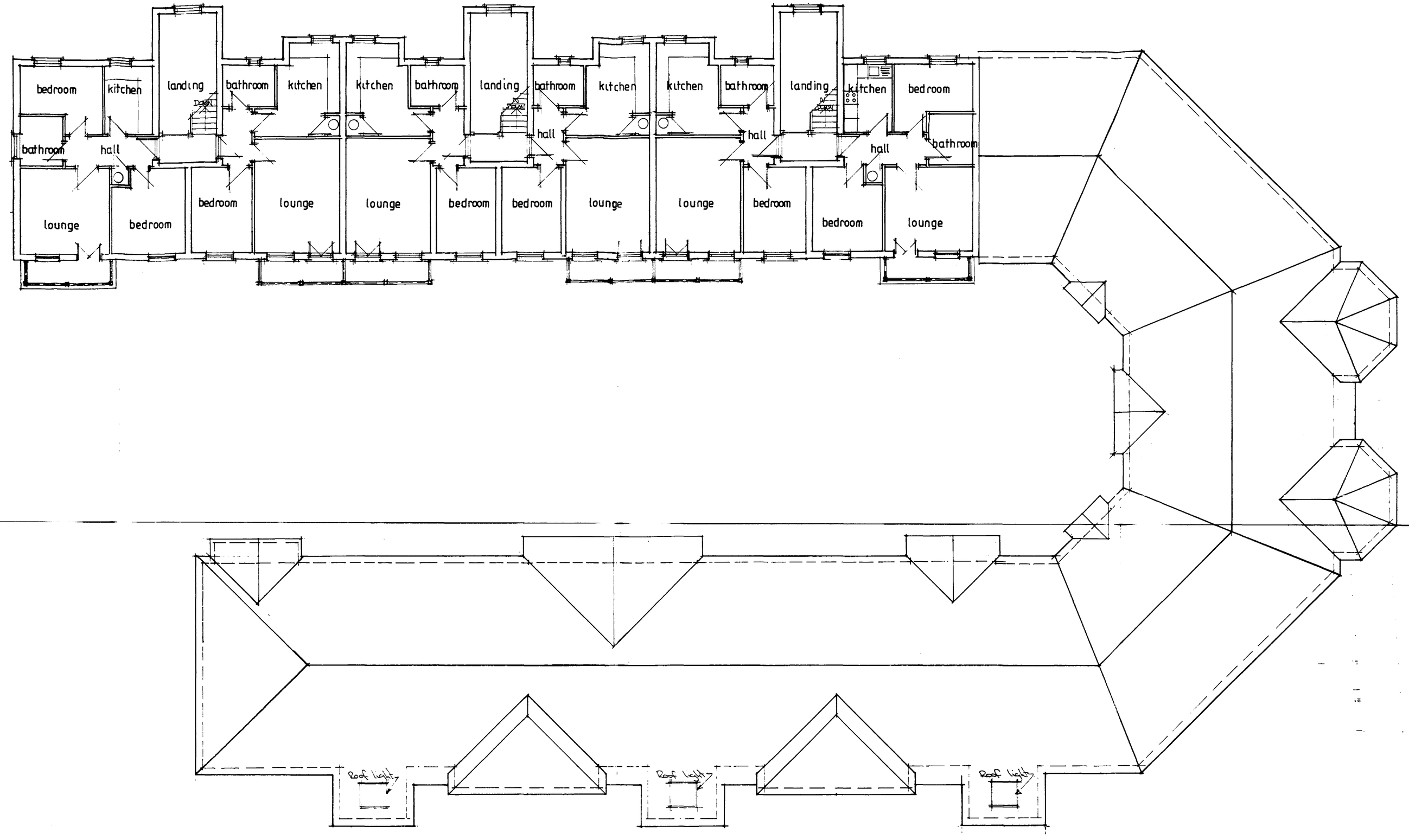
revision	date revision	date

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project		drawn	date
RESIDENTIAL DEVELOPMENT HIGH STREET SPALDING LINCS for SOUTHERN HOUSE IMPROVEMENTS		M C	6-89
		project no.	drawing no.
		1006	AB 3
drawing		scale	revision
PLANS plots 8 to 20		1:100	B

3125-489


bedroom
kitchen
landing
bathroom
kitchen
kitchen
bathroom
landing
bathroom
kitchen
kitchen
bathroom
landing
kitchen
bedroom
bedroom
bedroom
bathroom
bathroom
hall
hall
hall



SECOND FLOOR PLAN

H16/1147/89 20/6/90

notes

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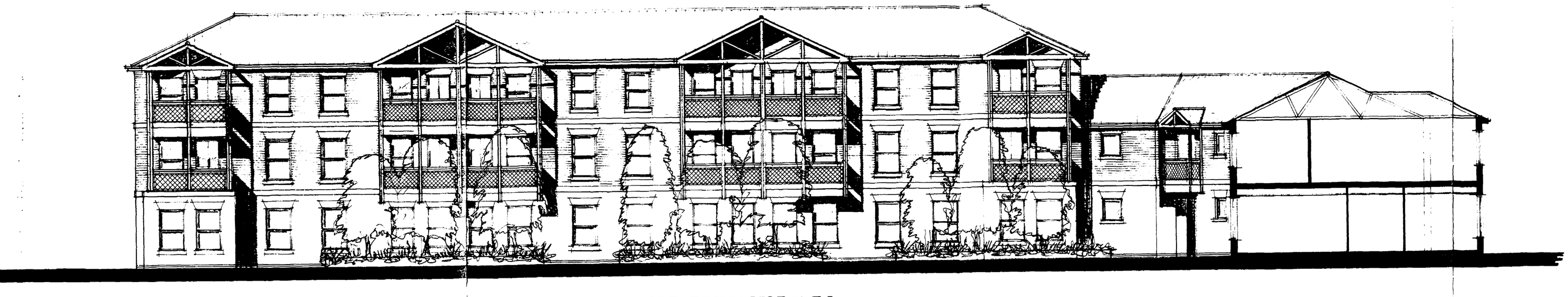
SUMMIT

revision	date revision	date

JOHN D LYNCH
partnership
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project		drawn	date
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		project no.	drawing no.
		1006	AB 5
drawing		scale	revision
PLANS	plots 35 to 40	1:100	B

3125-489T



SOUTH WEST INTERNAL ELEVATION



NORTH EAST INTERNAL ELEVATION

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revision *date*

H16/1147/89 20/4/90

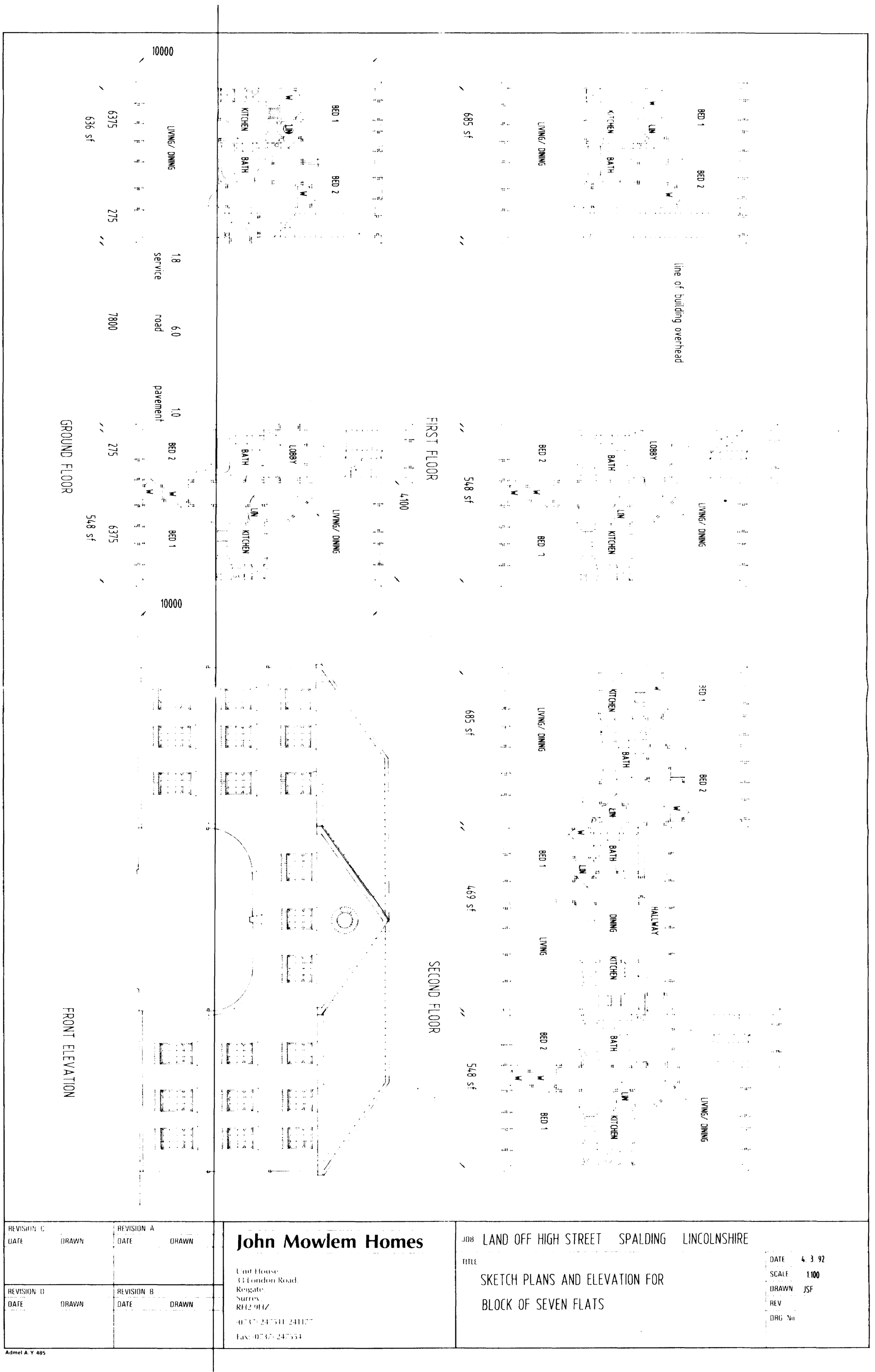
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partnership
CHARTERED ARCHITECTS

project/drawing
RESIDETIAL DEVELOPMENT.
HIGH STREET SPALDING for
SOUTHERN HOUSE IMPROVEMENTS
ELEVATIONS. Plots 8 to 40 sheet 2

scale	*date*	*drawn*
1:100	05.90	

project no.	*drawing no.*
1006	AB 7

revisions
B



REVISION C		REVISION A	
DATE	DRAWN	DATE	DRAWN
REVISION D		REVISION B	
DATE	DRAWN	DATE	DRAWN

John Mowlem Homes

Unit House
33 London Road
Reigate
Surrey
RH2 9HZ

0737 241511 241177

Fax: 0737 247553

JOB LAND OFF HIGH STREET SPALDING LINCOLNSHIRE

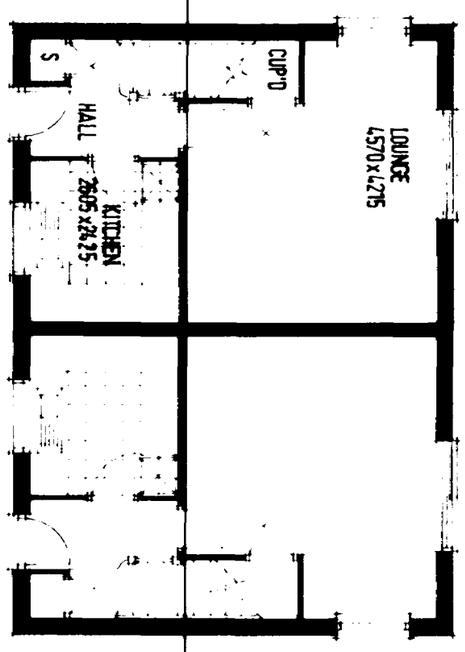
TITLE

SKETCH PLANS AND ELEVATION FOR
BLOCK OF SEVEN FLATS

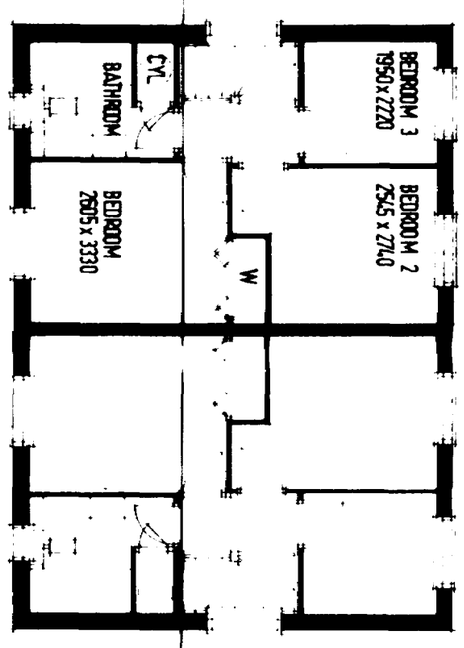
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REV
DRG No

Admel A.Y 485

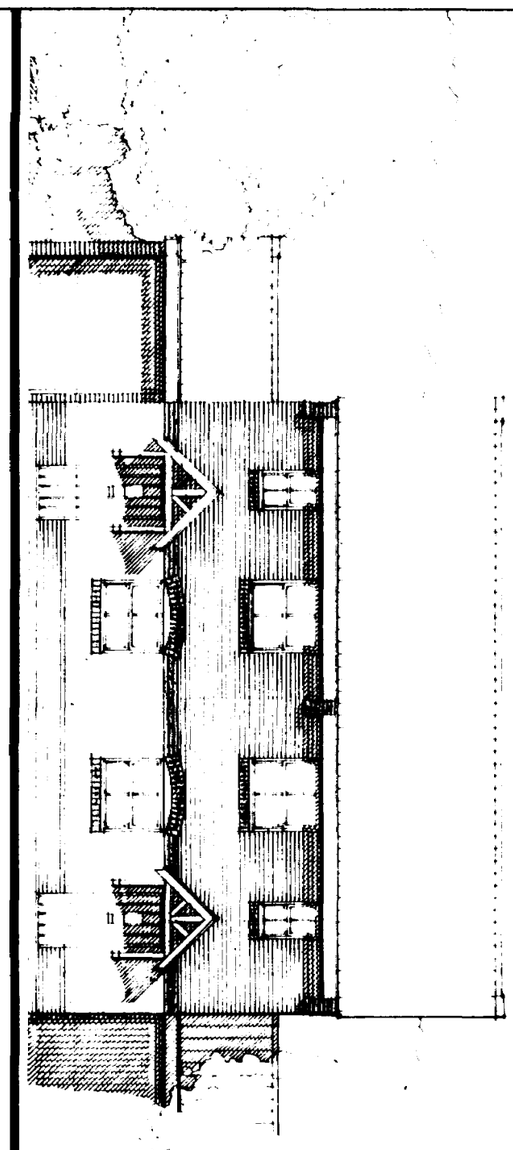
GROUND FLOOR PLAN



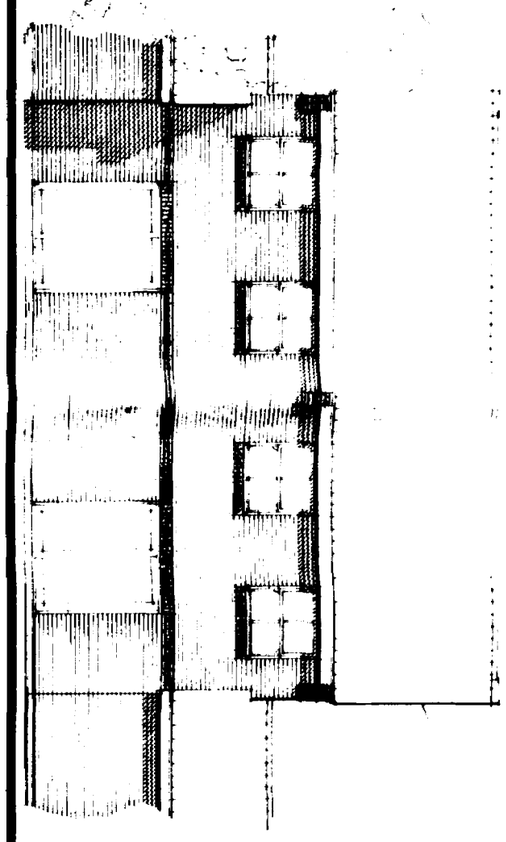
FIRST FLOOR PLAN



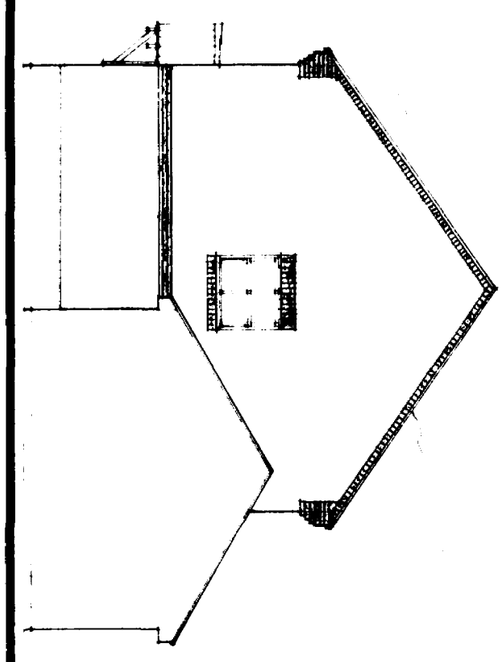
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



REVISION C DATE DRAWN	REVISION A DATE 10·10·90 DRAWN EG. DRWG No. REVISED FROM HT/150 TO HT/163.
REVISION D DATE DRAWN	REVISION B DATE DRAWN

John Mowlem Homes

Unit House,
33 London Road,
Reigate,
Surrey,
RH2 9HZ.

(0737) 247511 241127

Fax: (0737) 247554

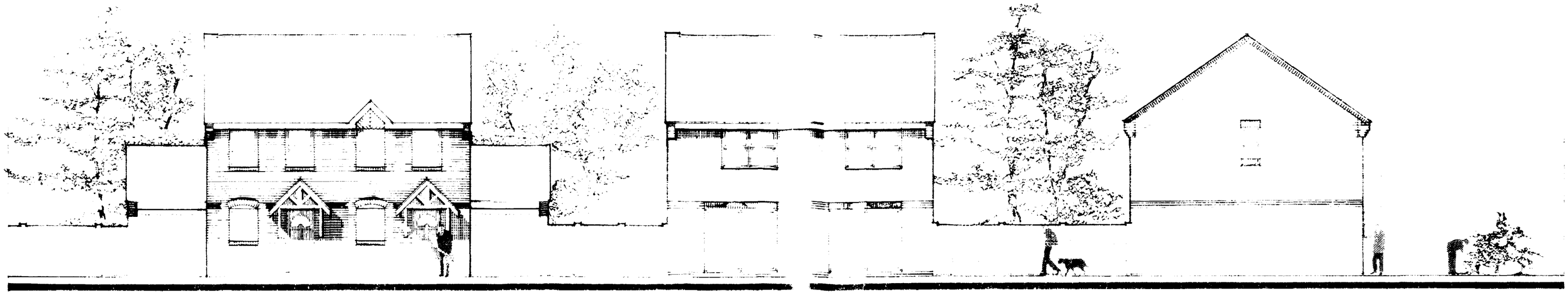
JOB THE CHILWORTH III A - 3 bedroom house

TITLE PLANNING DRAWING

DATE JULY '90
SCALE 1:100
DRAWN PDI.
REV A
DRG No HT/163

FLOOR AREA 69·1m² 665·8ft²

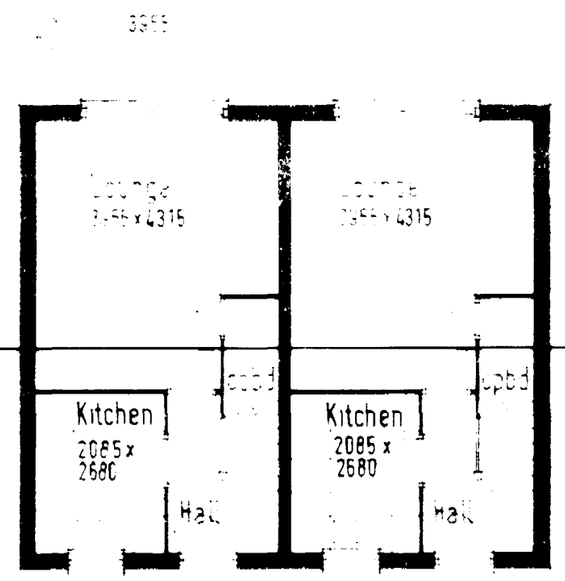
Admel A/Y.485



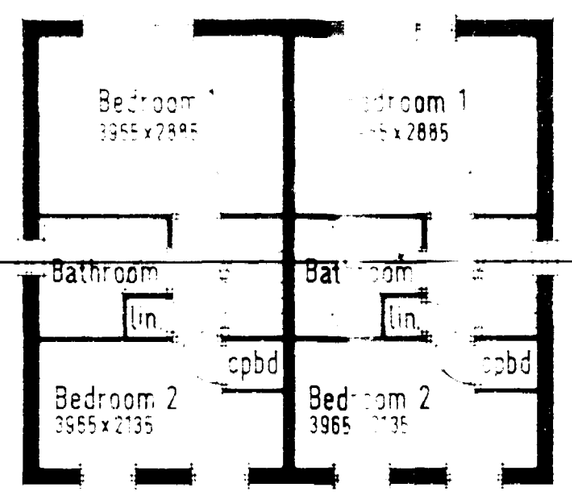
FRONT ELEVATION

REAR

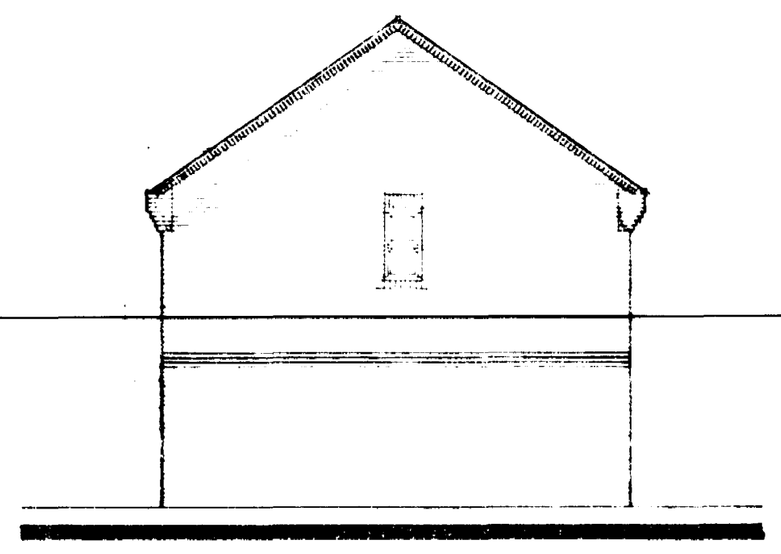
SIDE



GROUND FLOOR



FIRST FLOOR



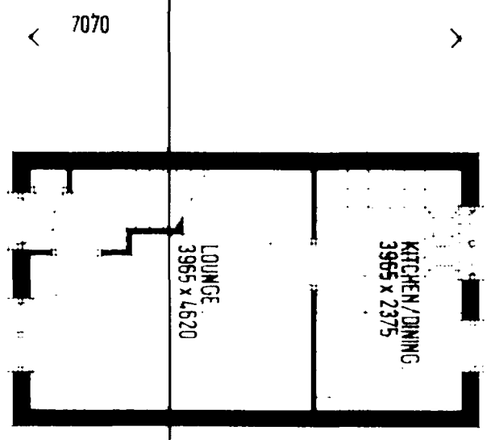
SIDE

THE HASCOMBE II: 2 bed terraced house

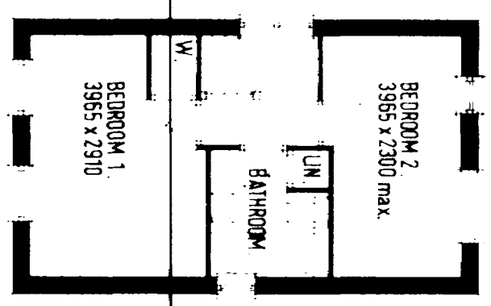
Planning Drawing.

HT / 161

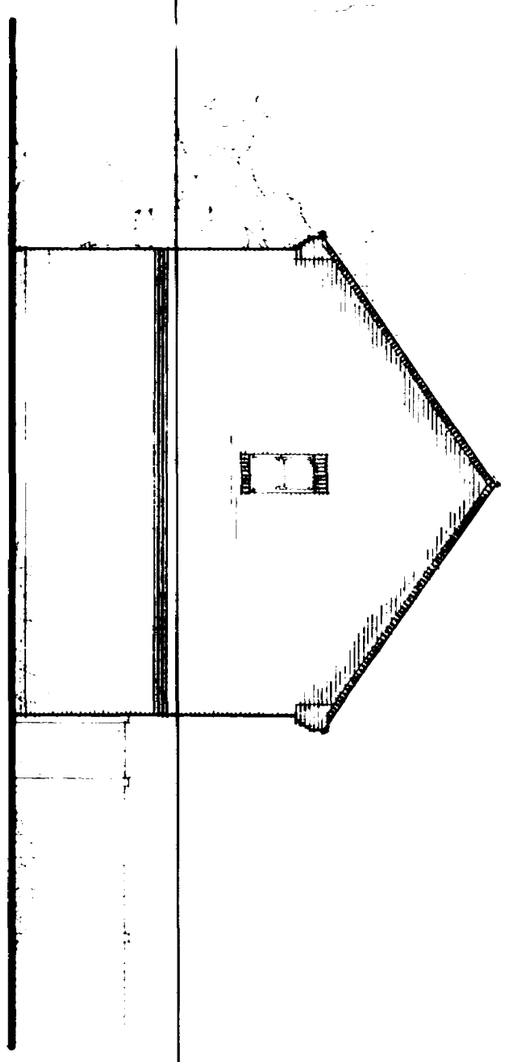
GROUND FLOOR PLAN.



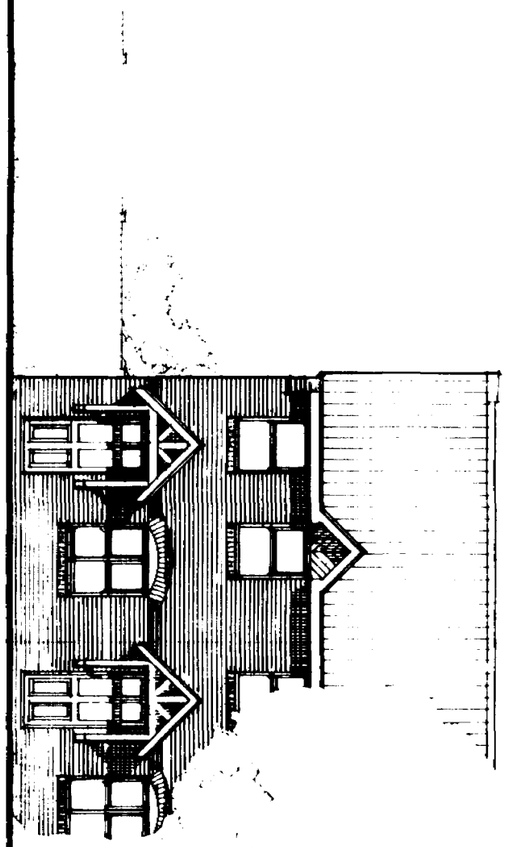
FIRST FLOOR PLAN.



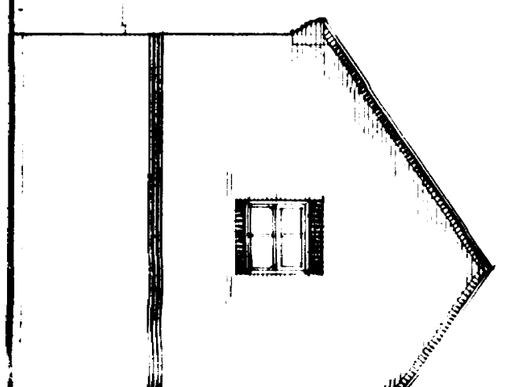
SIDE ELEVATION.



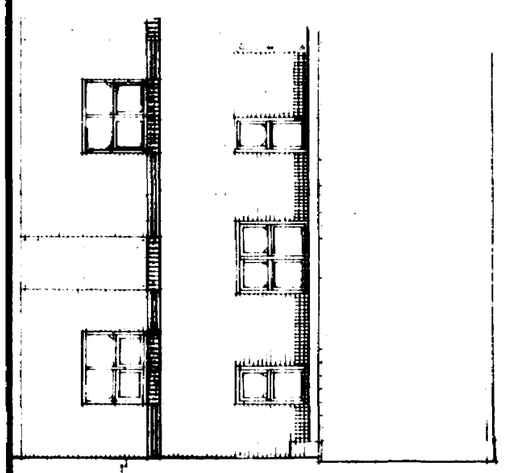
FRONT ELEVATION.



SIDE ELEVATION.



REAR ELEVATION.



REVISION C DATE DRAWN	REVISION A DATE 10-10-90 DRAWN EG DRWG No. REVISED FROM HT/149 TO HT/164.
REVISION D DATE DRAWN	REVISION B DATE DRAWN

John Mowlem Homes

[illegible]
5 London Road
Reigate
Surrey
RH2 9HZ
0737 24[illegible]
Fax 0737 24[illegible]

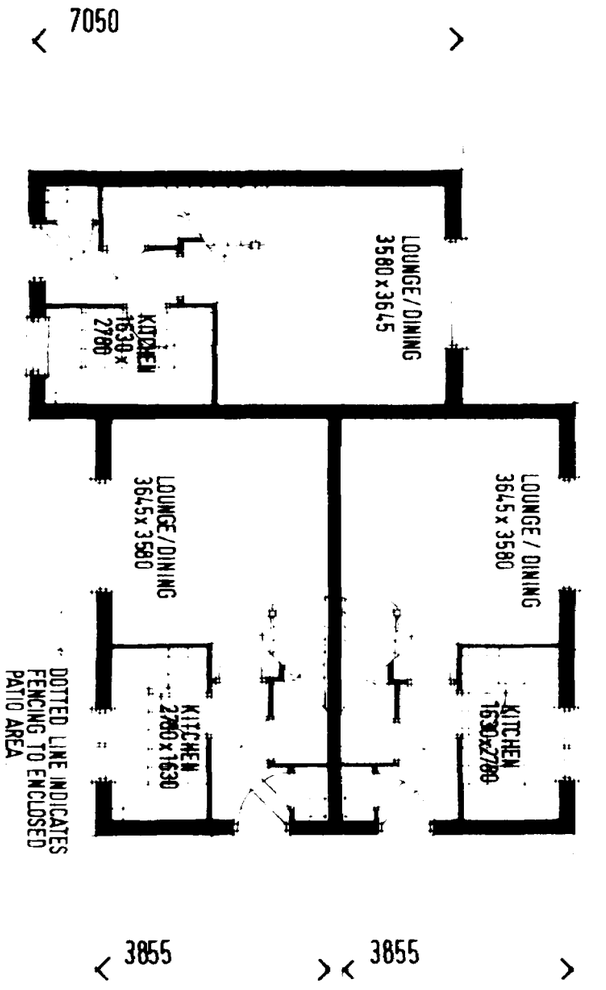
THE MILFORD MK3 : 2 Bed terraced house.

PLANNING DRAWING.

56·5 sq.m
603 sq.ft

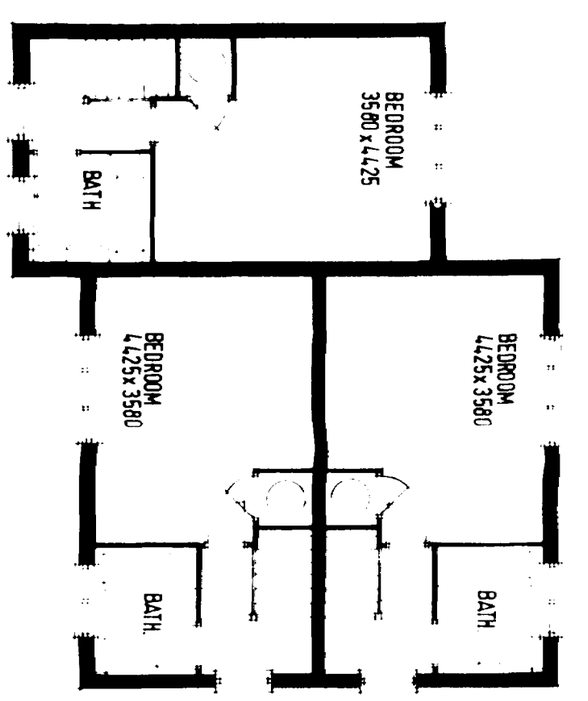
DATE	16·1·89
SCALE	1:100
DRAWN	NAM
REV	A
DRG No	HT/164

TYPE 'A' GROUND FLOOR PLAN.

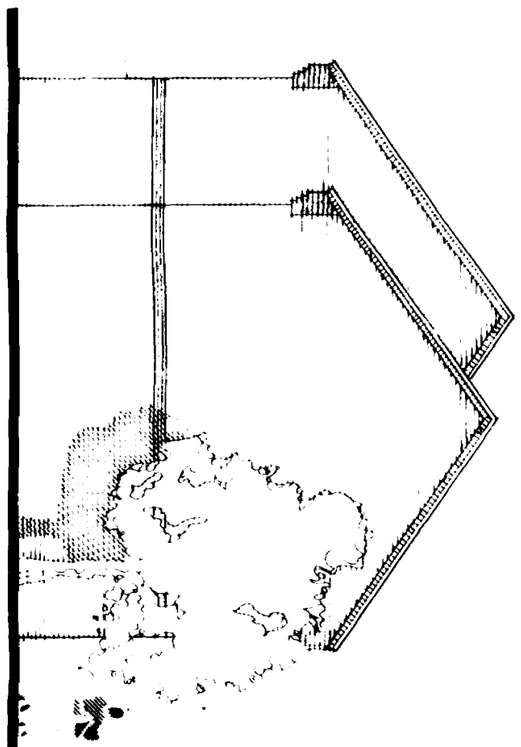


TYPE 'B' GROUND FLOOR PLAN.

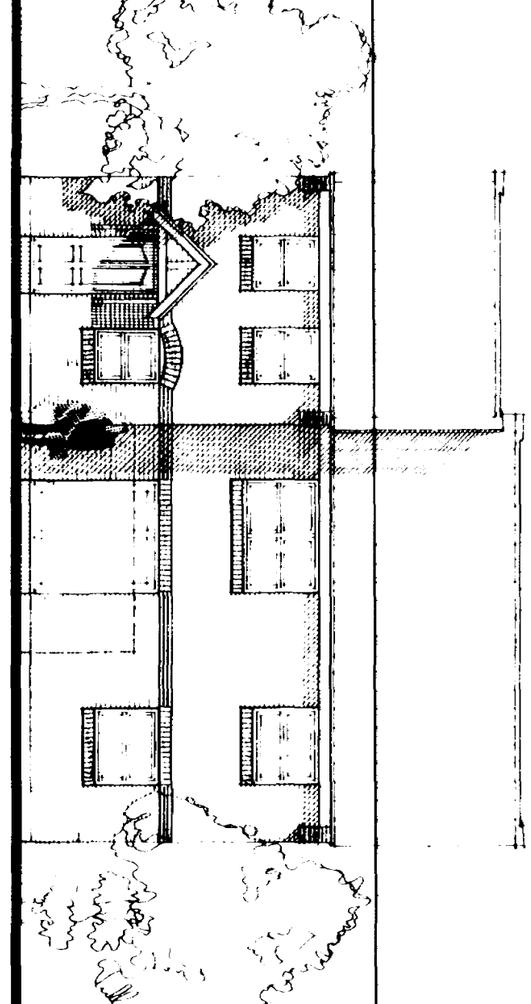
FIRST FLOOR PLAN.



TYPE A SIDE ELEVATION.



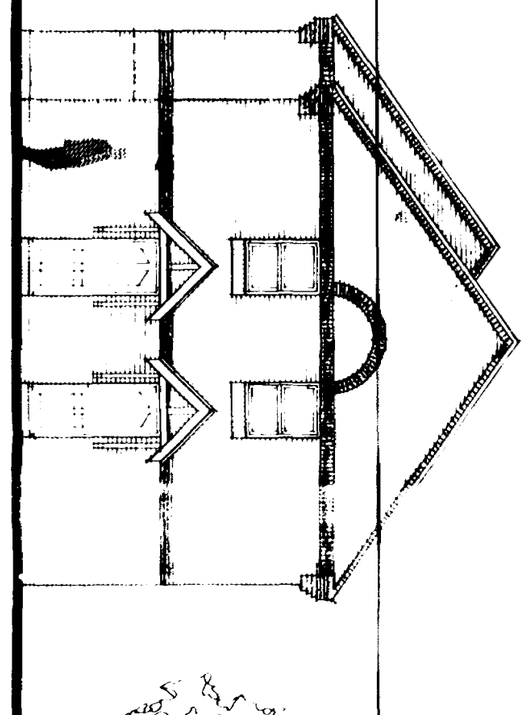
TYPE 'A' FRONT ELEVATION



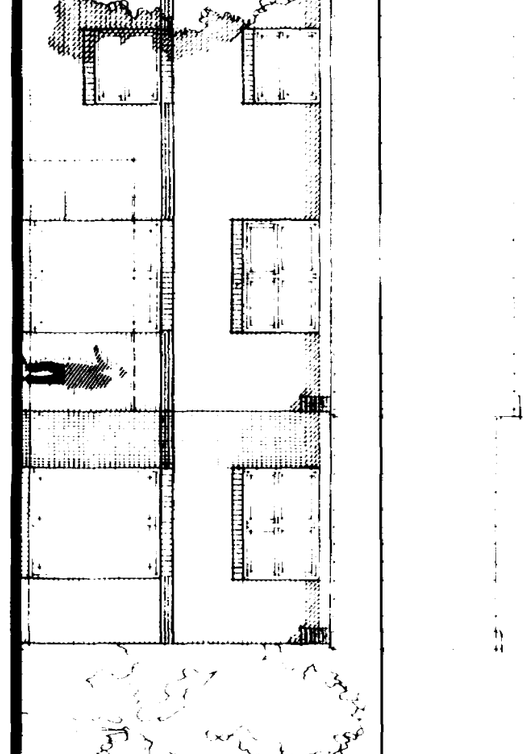
TYPE B SIDE ELEVATION.

DOTTED LINE INDICATES FENCING TO ENCLOSED PATIO AREA.

TYPE B FRONT ELEVATION.



TYPE B SIDE ELEVATION.



TYPE A REAR ELEVATION.

REVISION A

DRAWN DATE 28-8-90 DRAWN E·G·

PLANS & ELEVATIONS REVISED IN ACCORDANCE WITH WORKING DRAWINGS

REVISION B

DRAWN DATE DRAWN

John Mowlem Homes

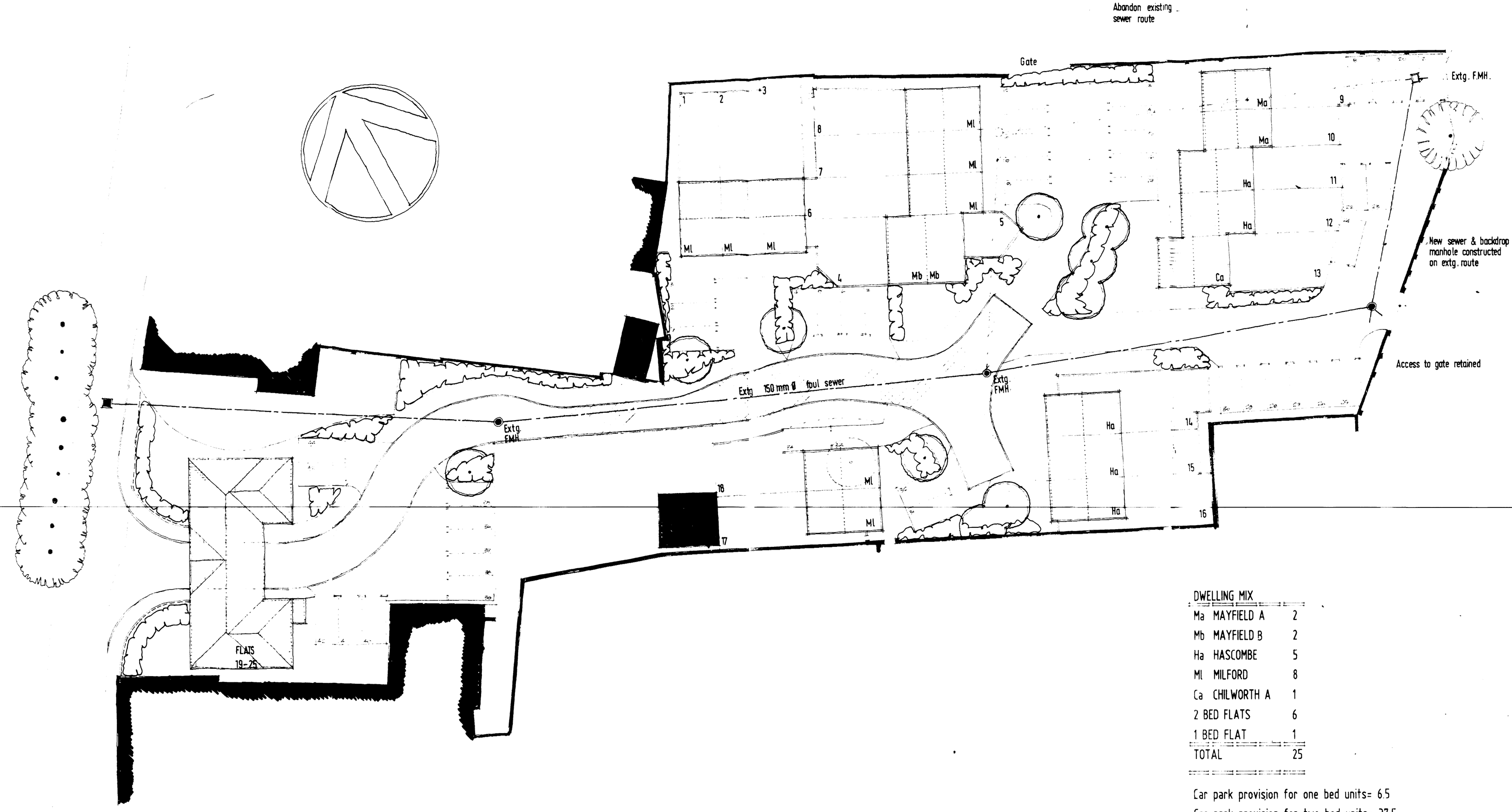
Port House
1-3 London Road
Reigate
Surrey
RH2 9HZ

JOB THE MAYFIELD A & B MK II: 1 bedroom house.

TITLE PLANNING DRAWING.

FLOOR AREA : TYPE A - 46 54m
500 9 sq ft.
TYPE B - 46 54m
500 9 sq ft

DATE 15 6 90
SCALE 1 : 100
DRAWN E·G·
REV A.
DRG No HT/158



DWELLING MIX		
Ma	MAYFIELD A	2
Mb	MAYFIELD B	2
Ha	HASCOMBE	5
Ml	MILFORD	8
Ca	CHILWORTH A	1
2 BED FLATS		6
1 BED FLAT		1
TOTAL		25

Car park provision for one bed units= 6.5
Car park provision for two bed units= 37.5
Total spaces = 44

REVISION V		REVISION T		REVISION R		REVISION P		REVISION N		REVISION L		REVISION J		REVISION G		REVISION E		REVISION C		REVISION A	
DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:
REVISION W		REVISION U		REVISION S		REVISION Q		REVISION O		REVISION M		REVISION K		REVISION H		REVISION F		REVISION D		REVISION B	
DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:	DATE:	DRAWN:

John Mowlem Homes
Unit House,
33 London Road,
Reigate,
Surrey,
RH2 9HZ.
(0737) 247511 241177
Fax: (0737) 247554

JOB: LAND OFF HIGH STREET SPALDING LINCOLNSHIRE

TITLE: SKETCH LAYOUT COMPRISING 25 DWELLINGS

DATE: Feb '92
SCALE: 1:200
DRAWN: PDI.
REV:
DRG. No:

Admel C/B 038